

APPENDIX 4

Development Options Assessment Report on the Pre – Main Issues Submissions 2018 and Main Issues Report Submission 2019

Introduction

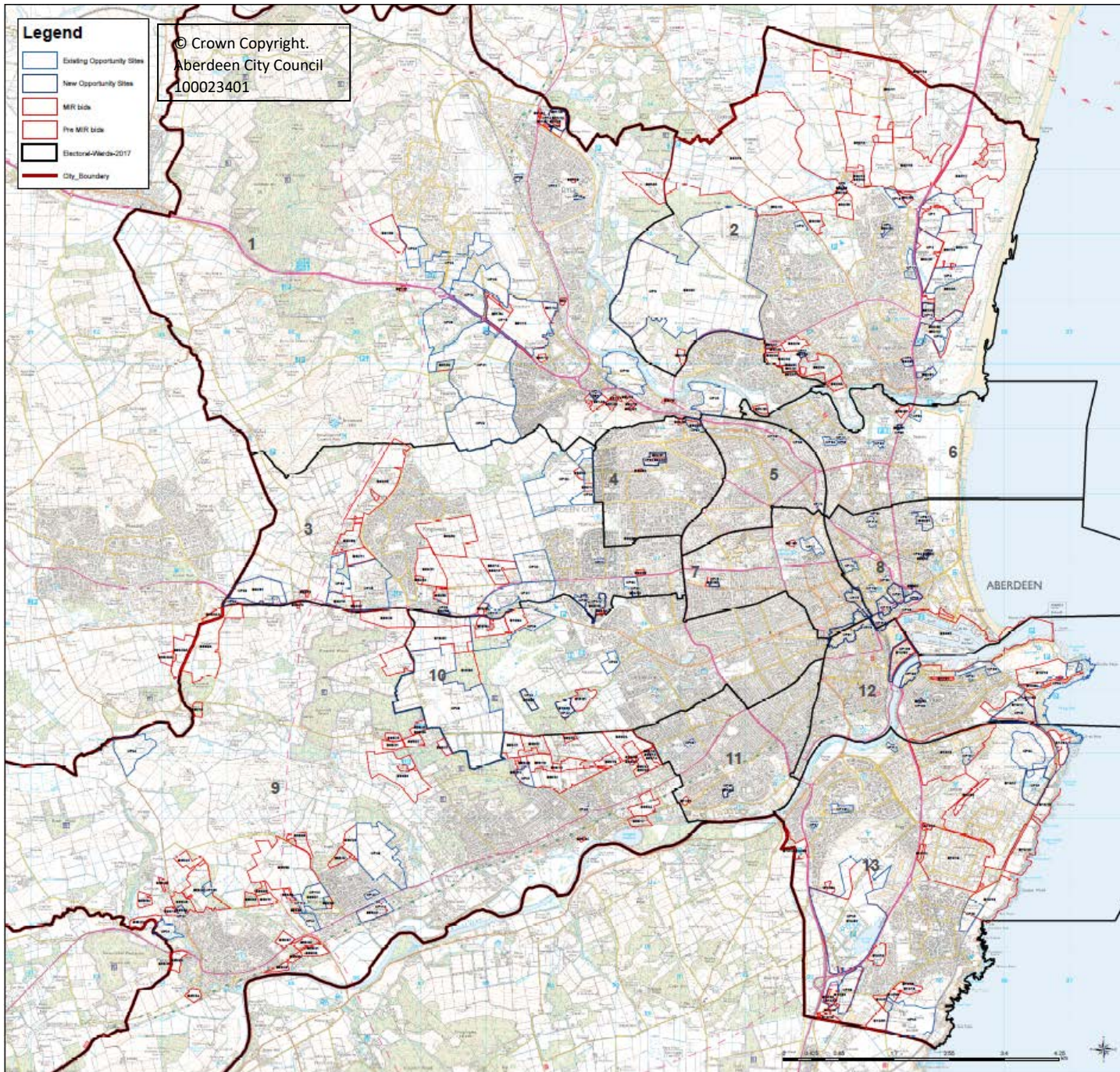
The Aberdeen LDP 2017 allocates land for housing and employment over two phases in line with the Aberdeen City and Shire Strategic Development Plan 2014. The Strategic Development Plan 2014 has been replaced. The Strategic Development Plan 2020 asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise.

From 19 March to 28 May 2018 a Pre-Main Issues consultation was carried out to help determine what ‘Main Issues’ the next Local Development Plan should address. During this time a total of 146 no. development options were submitted. We also received comments and a further 25 no. development options during the Main Issues Report consultation, held between 04 March – 13 May 2019. All valid options have been assessed and are included within this report.

A Strategic Environmental Assessment (SEA) has also been carried out and the outcome of this was used, alongside the Sustainability Checklist, to come to a decision on which sites are suitable for development. The findings of the SEA are included within an Environmental Report, which is published alongside the Proposed Local Development Plan. The SEA on their own do not tell us whether a site is suitable for development or not. The assessments do however provide a wealth of information which allows us to reach a view on each site. The assessments can also help to highlight possible mitigation measures which could be carried out on particular sites in order to make an otherwise unsuitable development acceptable.

Following completion of the assessment process, 26 proposals have emerged as being ‘desirable’, of these 6 are resubmission of existing sites within the Aberdeen Local Development Plan 2017. Any queries about the content of this report should be directed to the Local Development Plan Team on 01224 523317 or LDP@aberdeencity.gov.uk.

A copy of the Sustainability Checklist used to assess development proposals can be found at the end of this report.



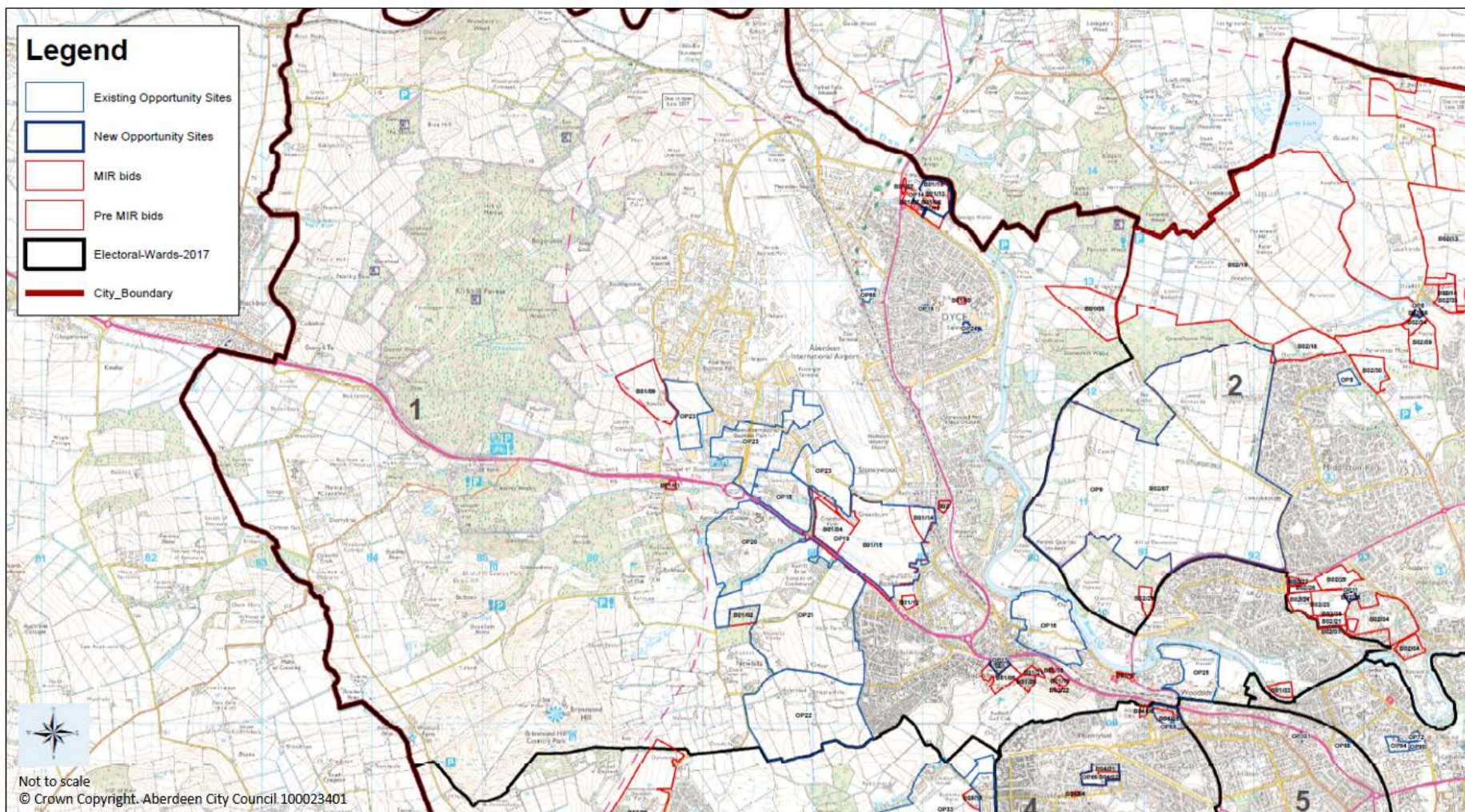
Development Options Assessments by Electoral Ward

Ward 1	Dyce/Bucksburn/Danestone	5
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Ward 1 - Dyce/Bucksburn/Danestone

- B0101 – Chapel Farm
- B0102 – Newhills South
- B0103 – Bleachfield House
- B0104 – Gateway Site OP19
- B0105 – Land at Heathfield Farm and Airyburn Farm
- B0106 – Former Cordyce School
- B0107 – Mains of Dyce
- B0108 – Newton Croft
- B0109 – Newton Farm
- B0110 – Site adjacent to new Dyce Medical Centre
- B0111 – Former Cordyce School: **Bid Withdrawn**
- B0112 – Playing Fields Stoneyton Terrace: **Bid Withdrawn**
- B0113 – Cordyce School
- B0114 – Rowett North New AECC
- B0115 – Rowett North New AECC
- B0116 – Cordyce School
- B0117 – Persley Park
- B0118 – Site 2, Cairnfield Gardens
- B0119 – Site 3, Cairnfield Gardens
- B0120 – Site 5, Blacksmiths Croft
- B0121 – Site 6, Blacksmiths Croft
- B0122 – Plot Adjacent to Cairnview Gardens

WARD 1 MAP



B0101 – Chapel Farm

SITE NUMBER: B01/01		NAME of SITE: Chapel Farm
Nature of the proposal:	Employment (Storage and distribution site area 0.7560 hectares)	
Checklist Score:	55	
Constraints:	Land use mix, Oil and gas pipeline.	
Recommendation:	Undesirable	
Justification:		
<p>The site has generally scored well in most of the criteria. It is flat with good shelter from northerly winds with little risk of flooding and has good drainage. The constraints for the site are that it sits within the outer zone of the BP Forties Oil and Gas Pipeline and given that surrounding uses are business/industrial, the proposed allocation of the site for business/industrial uses would add little to the overall land use mix of the area. It is appreciated that employment land would fit relatively well with surrounding uses.</p> <p>The extant 2017 Local Development Plan has allocated 175 hectares of employment land upto 2035. The overall allocations are more than required by the Strategic Development Plan however it is necessary to ensure that 60 hectares of employment land is available at all times. The site at hand is zoned as Green Belt in the LDP. It is already in use for business/industrial purposes and therefore this continued use of the site would be considered acceptable as per the Green Belt Policy which states that ‘proposals for development associated with existing activities in the Green Belt will be permitted if the development is within the boundary of the existing activity, if the development is small-scale, if the intensity of activity is not significantly increased and if any proposed built construction is ancillary to what exists’. The current Green Belt policy therefore does not stop use of the site for its continued business/industrial use, especially since the site has been in such a use for the past 40 years. It is therefore considered that the existing Green Belt zoning is appropriate.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds.
Aspect	3	South facing.

Slope	3	Generally flat.
Flood risk	2	The Green Burn runs partway through the southern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	Scheduled monument existing to the west of the site (out with the site boundary) – St Mary’s Chapel and Graveyard, Chapel of Stoneywood. No listed buildings or sites and monuments records on site.
Natural Conservation	2	Site contains some grassland and other broadleaved woodland. There are potentially bat habitats (wooded area) on the site, and this may require a bat survey. Protected species may be an issue. Otters have been recorded on site. The Green Space Network runs along the southern boundary of the site (Site No.20: Greenburn/Walton Road). The Three Hills Local Nature Conservation Site (No.48) lies to the west of the site. According to NBN Atlas, there has been recordings of Roe Deer just to the west of the site.
Landscape Features	3	Currently an industrial/storage unit/yard between 3 roads. The site has been used for Class 6 storage and distribution purposes for nearly 40 years – and some storage buildings are still in use/some disused. There has been continual business use of the site over this time including a previous livery business.
Landscape Fit	3	Currently, to the south of the site, there is FIS Chemicals – potentially hazardous chemicals. The proposer claims that this neighboring business is supportive of the development and has expanded their own business adjacent in recent years. The development of storage and distribution on this site is likely to be unobtrusive into the surrounding landscape.
Relationship to existing settlement	3	To the west of the site is farmland, and to the east is the AWPR. The site is bounded to the north by the A96 which was noisy, however given the nature of the proposal this should not be a constraint. Further afield surrounding the site are industrial/employment units. To the north west of the site is

		Charles J Marshall Ltd and to the north east is Emerson and D2 Business Park. The proposed development is likely to be well related to the existing land use in the area.
Land Use Mix / Balance / Service Thresholds	1	There is a relatively large amount of employment land in this area, this development would not necessarily add to the land use mix.
Accessibility	3	There is a bus stop 95m away along the A96, which Stagecoach Bus Service 10/10A (Inverurie/Aberdeen) - this would potentially involve crossing the dual carriageway (A96). Craibstone Park and Ride is also nearby and Stagecoach Bus Service 37 (Inverurie/Aberdeen) stops 547m away – this would also involve getting across the dual carriageway.
Proximity to facilities - shopping / health / recreation.	1	Asda Dyce Superstore is 3.2km away. New Dyce Medical Practice is located 3.2km from the site. Both Brimmond School Primary School and Bucksburn Academy are located 2.8km from the site. The nearest neighborhood center is 2.3km away at Victoria Street in Dyce.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No.4 (Kirkhill to Bucksburn) runs north of the site on the opposite side of the A96. There is also an on-road cycle lane (Blackburn to Walton Road (A96T)) which runs along the A96. Additionally, Core Path No.37 (Clinterty Woods to Craibstone Estate) runs just west and south of the site.
Proximity of employment opportunities.	3	The Craibstone Business and Industrial Park is within 400m of the site (392m away). The nearest District Centre (Dyce Shopping Center) is 3.1km away.
Contamination	2	A large area within the center of the site is classed as potentially contaminated land – Chapelcroft Tip.
Land Use Conflict	3	Site sits just outside of the Aberdeen Airport Contours. As the land to the south of the site is also used as employment land, as is much of the land in the surrounding Dyce area, there is not expected to be any conflict.
Physical Infrastructural Capacity	3	No known constraints.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Brimmond Primary and Bucksburn Academy catchment areas. Brimmond Primary is forecast to be over capacity by 180% in 2025. Bucksburn Academy is forecast to be over capacity by 135% in 2025. However, given the nature of the proposal service infrastructure would not apply.
Other Constraints	2	The site sits within the outer zone of the BP Forties Oil and Gas Pipeline. However, given that the site has been in use for business/industrial uses over the past 40 years, this is not considered to be a serious constraint.

B0102 – Newhills South

SITE NUMBER: B01/02		NAME of SITE: Newhills South
Nature of the proposal:	Residential: 50-100 detached/semi-detached homes	
Checklist Score:	46	
Constraints:	Green Belt, Ancient woodland, unrelated to existing settlement	
Recommendation:	Undesirable	
<p>Justification: The entirety of the site is covered in trees and part of the site is classed as ancient woodland, thus development on this land would result in the loss of a significant number of trees and disruption to the ancient woodland. It is accepted however, that a significant proportion of this is plantation forestry. The site is in close proximity to the AWPR (approximately 300m west) and is in a relatively unsustainable location with all shopping, health and recreation facilities located more than 800m away. The nearest bus stop is 1.1km away meaning that any development would encourage use of the private car. Development on the site would be distant and isolated from the closest settlements in Hopetoun and the wider Newhills area. It should be noted however, that new facilities may be provided in future as part of the wider Newhills development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan and is considered to be undesirable for development.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds; site is well covered/surrounded by tree belt.
Aspect	3	South facing.

Slope	3	No slope.
Flood risk	3	According to the SEPA Indicative Flood Risk Maps, no part of the site is identified as being at risk of flooding. No previous flooding incidents have not been recorded, however there is a small watercourse (culvert) that runs along half of the northern boundary and along the western boundary of the site – hard development would need to avoid this area.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	3	To the south of the site (452m away) is the Newhills Old Parish Church Churchyard (Category B Listed). Additionally, just south east of this is the Category C listed Newhills Parish Church and Newhills House. No scheduled monuments identified on or surrounding the site.
Natural Conservation	1	The site is part of the Green Space Network (Craibstone Estate, No. 21). The area is identified as an area of potential bat habitat; a bat survey may need to be carried out. Records show there is a presence of Pine Marten, Pipistrelle Bats and Red Squirrels on the site. To the west of the site (578m away) is the Three Hills (Site No. 48) Local Nature Conservation Site.
Landscape Features	1	Development would lead to significant loss or disruption of trees that are present on the site. A large proportion of these trees in the western half of the site are classed as ancient woodland.
Landscape Fit	2	The site sits within wooded farmland, however just south of the site is a small residential cluster of approximately 14 houses. The land surrounding most of the site is open farmland, and so a residential development is likely to intrude into the surrounding landscape. The new AWPR route is just west of the site (approximately 318m away).
Relationship to existing settlement	1	The site would potentially result in quite an isolated island of development, as there is only a small cluster of houses to the south of the site – not necessarily producing a ‘settlement’. The site would have little relationship to the existing settlement. This will change in future however as Newhills is developed.

Land Use Mix / Balance / Service Thresholds	1	Proposal for housing in an area which already has a small amount of residential use does not contribute towards the land use mix in this area.
Accessibility	1	The nearest bus stop is 1.1km away on the A96 Inverurie Road. Stagecoach Bus Services 10, 10A, 10B, 37, 420, 727, 777, N37, X20, X37 to Aberdeen City Centre, Aberdeen Airport and Kemnay/Inverurie stop here.
Proximity to facilities - shopping / health / recreation.	1	All facilities are more than 800 meters from the site: Sclattie Park Neighborhood Center is located 1.5km away from the site. The closest shopping facility would be at Lidl Bucksburn which is 2.1km from the site. Bucksburn Medical Practice is 1.8km from the site. Brimmond Primary School and Bucksburn Academy are both 1.6km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a Core Path (Path No. 39; Craibstone Estate Route) that runs just west of the site (260m away).
Proximity of employment opportunities.	3	Closest employment opportunities are at Dyce Drive (Aberdeen International and ABZ Business Parks) – 1.1km away.
Contamination	3	No contamination issues present on this site.
Land Use Conflict	2	Much of the land surrounding the site is farmland. The AWPR route runs 334m from the center of the site to the west; this could potentially result in noise disturbance for the proposed residential use.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.

Service Infrastructure Capacity	1	Site lies within Brimmond Primary and Bucksburn Academy catchment areas. Both schools will be overcapacity by 2020. Brimmond Primary is forecast to be over capacity by 180% in 2025. Bucksburn Academy is forecast to be over capacity by 135% in 2025.
Other Constraints	3	No known constraints

B0103 - Bleachfield House

SITE NUMBER: B01/03		NAME of SITE: Bleachfield House	
Nature of the proposal:	Housing (14no), Employment (200m ²), Retail (400m ²) Cultural (100m ²)		
Checklist Score:	57		
Constraints:	Poor access, trees, Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is reasonably connected to the Grandholm area. Access in and out of the site would be difficult as it's through a narrow road. The Council notes that there was existing built development onsite, however taking into consideration the various uses proposed, they could generate a considerable amount of traffic. The presence of trees, the possibility of flooding and poor accessibility are factors which will limit the amount and type of development that is likely to be acceptable on this site – particularly in respect of housing. Whilst converting or replacing the building to small scale retail, office and cultural uses would benefit the area, such a development is unlikely to be viable.</p>			

Criteria	Score	Justification
Exposure	3	There is mature tree belt surrounding the site providing good shelter from northerly winds.
Aspect	3	Site faces south and west.
Slope	3	This is a flat site.
Flood risk	2	River Don flows to the south and west of the site. It is prone to flooding – all of the site is within the 1:1000 river flood risk category; although it is in close proximity to the river.

Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings on site. Bleachfield House and a clubhouse are still on site albeit burnt and run-down. Development would result in no loss or disturbance of significant archeological sites/buildings.
Natural Conservation	2	River Don Local Nature Conservation Site runs along the south and west of the site. Ancient woodland is present within the site. This would need to be preserved. Site is part of the Green Space Network (Site No.9). NESBReC data shows Japanese knotweed is present around the site and the presence of Double Dart, Black-Headed Gull and Herring Gull on site.
Landscape Features	2	Big mature trees surround the site, which overlooks the River Don. Area is part of the River Don Valley, as per the Aberdeen Landscape Character Assessment (LCA). Development would need to stay a reasonable distance from the existing mature trees. Site is also classed as Prime Landscape in the LCA.
Landscape Fit	2	Part of the site contains a dilapidated burnt building and the rest is an open playing field that is hardly used. There are several mature trees surrounding the site. The proposed development would be unobtrusive to the surrounding landscape. Nevertheless, it is also zoned as Green Belt in the 2017 ALDP – this site is part of an area which separates Danestone from Aberdeen, thereby helping them to maintain their separate identities.
Relationship to existing settlement	3	The site is well-related to the Grandholm development.
Land Use Mix / Balance / Service Thresholds	3	Proposed mixed uses would contribute to the existing uses in the area, in particular the proposed cultural use.
Accessibility	2	Access to the site is via a narrow access road and up a driveway. The closest bus stop is around 380m away on Gordon Mill's Road (First Bus route 19). There is another bus stop around 630m from the site along Gordon Brae (First Bus routes 8 & 18).

Proximity to facilities - shopping / health / recreation.	3	Great Northern Road neighbourhood centre is around 300m from the site and has various shopping facilities including Lloyds Pharmacy, Iceland, Tesco Express and various restaurants/pubs. Woodside Sports Complex is less than 450m from the site. Woodside Medical Practice is less than 800m from the site. Danestone Primary School is just less than 1km from the site and Old Machar Academy is 2.1km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a shared surface along Grandholm Drive which takes you along Grandholm Bridge and onto Gordon Mills Road/Don Terrace. Core Path No6 (River Don Path – Dyce to Bridge of Don) runs along Grandholm Drive. From the site visit, it is clear that the shared surface and Core Path is well-used by locals for walks.
Proximity of employment opportunities.	3	Grandholm Crescent, located 400m from the site offers several employment opportunities: a handful of offices and businesses including a beauty salon & spa, an architectural firm and a care home.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	Mixed uses proposed in a predominantly residential area, which also has some mixed uses within at Grandholm Crescent. Therefore, no conflict is anticipated.
Physical Infrastructural Capacity	3	All facilities are available.
Physical Infrastructure Future	3	No significant constraints in terms of broadband connections.
Service Infrastructure Capacity	3	The site is within the catchment area of Danestone Primary and Oldmachar Academy. Danestone Primary is currently running at 69% capacity and may be able to accommodate this development as it is forecasted to be at 89% capacity in 2025. Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024.

Other Constraints	2	Site is part of the Green Space Network and the Green Belt. Part of the site is a playing field which appears to have been abandoned. This could have some recreational value if properly maintained.
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B0104 - Gateway Site, OP19 Rowett North

SITE NUMBER: B01-04		NAME of SITE: Gateway Site, OP19 Rowett North
Nature of the proposal:	Retail. The bid seeks a relaxation of the current Specialist Employment Use designation to allow for new retail use to be accommodated within the 'Gateway' area.	
Checklist Score:	48	
Constraints:	Gateway feature, impact on existing and proposed centres	
Recommendation:	Undesirable	
Justification:		
<p>The site is allocated in the extant Aberdeen Local Development Plan as OP19 for the Aberdeen Exhibition Conference Centre. Construction of the conference centre was completed in Summer 2019 and it is now operational. The site is visible from the A96 and any large-scale development such as a supermarket or bulky goods store would intrude significantly into the surrounding landscape. The proposal seeks to relax the existing zoning of Specialist Employment Area to allow retail use on site. Although the site is accessible via public transport, it is likely that most people would use their vehicles to access the supermarket/bulky good store. The 2019 Aberdeen City and Aberdeenshire Retail Study notes there is need for retail (along with other facilities) to serve Newhills expansion. However, this is already allocated in Rowett South (OP21) which comprises a town centre including a 4,000m² supermarket, 3,500m² other comparison, and local shops and retail services. In addition, Rowett South has an approved joint Development Framework with OP20 Craibstone South and OP22 Greenferns Landward and will be subject to a site-specific Masterplan. Locating a retail use on this site in place of OP21 would result in a new district centre not well located to serve an expansion area. It is therefore thought that relaxation of the existing zoning of OP19 would be inappropriate given the allocation of Rowett South which would in future offer retail provision to the Newhills area.</p>		

Criteria	Score	Justification
Exposure	2	Site is open/has little shelter. A small tree belt exists on the site.
Aspect	3	South facing.

Slope	2	Generally flat.
Flood risk	2	SEPA Flood Maps indicate that the central belt of the site may be at risk of flooding from the watercourse that runs through the site (The Green Burn), so hard development may need to avoid this area. However, there have been no flooding incidents recorded on the site.
Drainage	2	Site appears to be well drained, however there may be drainage issues around the area surrounding the Green Burn.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments identified on the site. There are two sites and monuments records on the western boundary of the site; Coin Hoard, Bankhead Farm (Walton Road) and Beaker, Stoneywood, Dyce Drive.
Natural Conservation	2	Part of the site is identified as being a potential bat habitat (woodland), a bat survey may be required. According to NBN atlas, there has been recordings of Roe Deer on the site. The corridor which follows the Burn on site is designated as Green Space Network (Site No. 20: Greenburn/Walton Road).
Landscape Features	2	The northern half of the site is identified as Prime Landscape. The southern half of the site is currently wooded farmland, whilst the northern half is the River Dee Valley. The site is currently being used as agricultural grazing land. There are currently some farm buildings situated just on the south east of the site.
Landscape Fit	2	Although some screening exists along the site boundary, the site is still likely to be visible from the A96; which is a busy road. The development is likely to be intrusive into the surrounding landscape. When coupled together with the stature of the new Conference Centre, development of the site for retail use is likely to have a cumulative negative impact on the landscape.
Relationship to existing settlement	2	The development at the site is part of the wider Rowett North Masterplan, and so has been designed to fit within the wider context of the Masterplan that will surround the site. However, the development of a retail unit is likely to detract away from future uses that will support the conference centre, such as offices, leisure, and food and drink.

Land Use Mix / Balance / Service Thresholds	3	There is not currently a retail park such as the one proposed in the area. Additionally, the site will be providing one use amongst many when looking at the Rowett North Masterplan – this will be creating a balance of uses in the area.
Accessibility	3	There is a bus stop along Wellheads Drive (within 500m) that stops outside TECA with Stagecoach service 727 and Frist Bus X27 stopping here. There is a bus stop along Dyce Drive with Stagecoach service 777. There is also a bus stop along Inverurie Road (168m away) with Stagecoach Service 10 and 10A stopping here.
Proximity to facilities - shopping / health / recreation.	1	There are no local facilities within 800m of the site: The Neighborhood Center is 1.4km away at Scclattie Park. New Dyce Medical Practice is 2.5km from the site. Asda Dyce Superstore is 2.3km away from the site. Stonewood Primary School sits 1.1km from the site and Bucksburn Academy sits 1.5km from the site. This proposal could create a new centre with the possibility that it would impact on the provision of a town centre currently proposed for the Newhills development.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 9 (Aberdeen Airport to Inverurie Road) runs along the western (Dyce Drive) and southern (Inverurie Road) boundary of the site. There is a dual use path/pavement that also runs along the western and southern boundary of the site (Section: Inverurie Road: Dyce Drive to Bankhead Avenue). Just north west to the site is Core Path 4 (Kirkhill to Bucksburn).
Proximity of employment opportunities.	3	There are employment opportunities 206m away at Airport-South Industrial Park and surrounding business parks (D2 and ABZ) which are less than 1km from the site location. The whole Rowett North Masterplan would present various employment opportunities. As the development is proposing retail, proximity of employment opportunities is not relevant.
Contamination	2	The entirety of the site is classed as Planning Contaminated Land – as part of the larger Rowett Institute.
Land Use Conflict	1	The proposal of a large retail development on this site could potentially detract from proposed retail centres that are part of other allocations.

Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Stoneywood Primary and Bucksburn Academy catchment areas. Stoneywood Primary School is forecast to be at 71% capacity in 2025. Bucksburn Academy is forecast to go over capacity in 2025, with an overall capacity of 135%. The development on site for retail use would not put pressure on schools.
Other Constraints	3	None

B0105 - Land at Heath Farm and Airyburn Farm

SITE NUMBER: B01/05		NAME of SITE: Land at Heath Farm and Airyburn Farm
Nature of the proposal:	300no. Houses Mix of detached/semi-detached/terraced	
Checklist Score:	40	
Constraints:	Accessibility, Proximity to Services, Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The site does not score well in terms of accessibility, as there are not many existing services near the site or public transport routes. This might change as the site is just north of the Grandhome site which is underway, which is likely to provide a range of services to the local area. However, the site is still a relative distance away from the Grandhome site and is also divorced from Aberdeen. Providing attractive linkages, encouraging walking, cycling and public transport, to Aberdeen would be difficult. The site also sits within an area which will in future help to separate Dyce from northern Grandhome.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds provided by slightly higher ground and woodland.
Aspect	2	Largely east facing site
Slope	3	Slight slope, undulating landscape.
Flood risk	2	Small pocket in the North and North East of the site - 10% chance of flooding happening in any one year from surface water. There are no records of flooding incidents on the site.

Drainage	3	Site appeared well drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. There have been two sites and monuments records identified on site; Standing Structure, Bickerhard (off Whitestripes Road) and a Farmstead, Heath (Whitestripes Road). These are unlikely to constrain development.
Natural Conservation	2	The south eastern corner and a central area of the site falls within an area of potential bat habitat (woodlands), and a bat study may be required. The site does not fall within the Green Space Network (GSN) but is bounded by the GSN on the eastern and part of the southern boundary. Site is adjacent to Stoneyhill Wood and Grandhome Moss LNCS to the south and southeast respectively.
Landscape Features	2	Landscape Character: Wooded Farmland. The site is vacant and pending being declared surplus. Farm and agricultural buildings in a dilapidated state. Currently there is some dilapidated/abandoned houses on the site (approximately 3). An abandoned dog kennels/cattery was also on site. Some existing trees were on site, but not a significant amount. The area is sparsely populated open farmland with woodland with few landscape features other than field boundaries, woodland and roads.
Landscape Fit	1	The addition of 300 houses on this site would create an isolated island of residential development given its' location in a rural setting, with little in the way of residential use surrounding it. Although Grandhome, once completed, will be 942m away from the development, there is still little surrounding the site and it will likely intrude into the surrounding landscape.
Relationship to existing settlement	1	The development could potentially add to a sense of urban sprawl that is unconnected to the existing urban/residential area.
Land Use Mix / Balance / Service Thresholds	2	Only residential use is proposed for the site and so will not be adding to a mix of uses in the area. The size of the development is unlikely to attract significant further services and facilities. This will make it car dependent.

Accessibility	1	Bus Route: 2.34km away on Whitestripes Avenue (First Serve 8/8A/N1).
Proximity to facilities - shopping / health / recreation.	1	There are no facilities within 800m of the development: Nearest neighbourhood centre is 1.83km away (Victoria Street, Dyce). Local shopping facilities: Asda Middleton Park Superstore (2.54km away) Health Facilities: Old Machar Medical Practice (2.49km away), Danestone Medical Practice (2.71km away). Danestone School is located 3km from the site, and Old Machar Academy is 2.4km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	No cycle/Core Paths surrounding the site. Nearest Core Path: No. 6 River Don Path (Dyce to Bridge of Don) is 707m west of site across the River.
Proximity of employment opportunities.	2	Business and Industry (Wellheads, Stoneywood and Farburn Industrial Estates) 1.2km away from the site.
Contamination	2	No sign of contamination on site according to GIS map. However, the dilapidated and abandoned nature of the site may mean that some contaminants may be present. Submitted documents confirm that there are issues with asbestos on site.
Land Use Conflict	2	Eastern side of the site sits within the outer layer of the Aberdeen Airport Contours Zone which may cause conflict with residential use of the site.
Physical Infrastructural Capacity	2	There is electricity on site from the existing development and gas can be provided.
Physical Infrastructure Future	2	Currently no access to super-fast broadband and fiber internet may be slow in the area. However, with Grandhome being built this may be improved in the future.

Service Infrastructure Capacity	2	<p>Primary School Catchment Area: Grandhome interim at Danestone – In 2018, the school was under capacity at 69%. By 2025, it is forecast to still be under capacity at 89%.</p> <p>Secondary School Catchment Area: Oldmachar Academy – In 2018, the school was under capacity at 69%, however by 2025, it is forecast that the school will be overcapacity at 107%.</p>
Other Constraints	2	<p>Site sits within the Green Belt and lies within an area which helps to separate Dyce with what will be the northern extent of Grandhome in future.</p>

B0106 – Former Cordyce School

SITE NUMBER: B01/06		NAME of SITE: Former Cordyce School
Nature of the proposal:	100 houses	
Checklist Score:	54	
Constraints:	Trees and flooding on lower parts of the site	
Recommendation:	Desirable	
Justification:		
<p>This is a largely brownfield site sitting between an abandoned sewage works to the east and farm buildings and houses around Mains of Dyce. The main issues around the site are flooding and the presence of significant trees. Both of these can be avoided if development is restricted to the higher ground around the existing school buildings and open space immediately behind them. The trees would provide shelter and screening from any development. Riverview Drive provides a sound Green Belt boundary in the area, so any re-zoning should be restricted to the development area. This may mean that accommodating all 100 houses on site will be challenging, so the actual number may be less than this.</p> <p style="color: red;">There are 3 proposals for the site – housing, a health and fitness centre and a garden centre and nursery. All 3 are considered suitable uses for the site, either on their own or in combination. The bid for the health centre has been withdrawn.</p>		

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.
Slope	3	This is generally a flat site with gentle undulations, more so on the approach to the River Don.

Flood risk	2	The River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. Any hard development would need to avoid this area. It is noted, however that the river is some distance away from where development would occur.
Drainage	2	Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage.
Built / Cultural Elements	3	Former Cordyce School (3 distinct buildings) is present on site, albeit burnt in some parts, boarded-up and painted with graffiti. There is a Grade B listed Skene Burial Enclosure in the south-eastern corner of the site. This is outwith the site boundary and would remain unaffected.
Natural Conservation	2	River Don Local Nature Conservation Site runs along the north and east of the site. Ancient woodland is present within the site. This would need to be preserved. Site is zoned as Green Belt in the 2017 ALDP. There is some ancient woodland on site. Riverview Park, which surrounds the site is classed as part of the Green Space Network (Site No.13). Pipistrelle bats have been recorded around the site and a bat survey may be required.
Landscape Features	2	Several mature tree belts surround the site. Development would need to keep a reasonable distance from these. Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.
Landscape Fit	3	Residential development would not be out of keeping in the predominantly residential area.
Relationship to existing settlement	2	The site is well-located in the residential area of Dyce, although Riverview Drive acts as a barrier which would need to be crossed.
Land Use Mix / Balance / Service Thresholds	1	The site is zoned as Green Belt. Residential development would contribute little towards a better mix of land uses in the area.

Accessibility	3	Site is accessed via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic. The nearest bus stop is around 230m from the site with both First Bus route 17 running along here into Aberdeen City Centre.
Proximity to facilities - shopping / health / recreation.	2	Dyce Shopping centre is just less than 1km from the site. Within it are several shops, Dyce Medical Practice and Dyce Academy. Dyce Primary School is also within 1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	A cycle path runs and Core Path No6 (River Don Path – Dyce to Bridge of Don) both run alongside Riverview Drive. From the site visit, it is clear that the Core Path is well-used by individuals and families.
Proximity of employment opportunities.	3	There are several major employment areas close to and in Dyce. The closest employment facilities would be at Dyce Shopping Centre which is located just less than 1km from the site. It has an Asda, Boots and several other retail and food facilities.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	Residential use is being proposed in a residential area, so no conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Dyce Primary School and Dyce Academy. Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%.

Other Constraints	3	No known constraints

B0107 – Mains of Dyce

SITE NUMBER: B01/07		NAME of SITE: Mains of Dyce
Nature of the proposal:	Mix of 15 detached/semi-detached/terraced houses.	
Checklist Score:	47	
Constraints:	Burn running through site; within the Green Belt; pylon on site	
Recommendation:	Undesirable	
Justification:		
<p>There may be buildings around the farm itself which are capable of conversion and change of use to residential. Such a development may be possible under the current Green Belt policy. However, the greenfield parts of the site will be prominent from the A947 which is a busy gateway into Dyce and Aberdeen. This is a noisy and busy road and would make an unpleasant residential environment. The site is also not greatly related to the existing settlement at Dyce, as it is severed by the A947; which is a primary route. Other than employment uses, there is a limited range of available facilities within 800 meters of the site, and therefore people may be more inclined to use their cars rather than non-motorised modes. However, there are good public transport links to the site. As the site is only proposed for a small number of houses, the potential to generate facilities within the area is small.</p>		

Criteria	Score	Justification
Exposure	2	The area is fairly open with some limited protection offered by trees close to the farm buildings.
Aspect	3	South facing.
Slope	2	Undulating, part of the site quite steep where the burn is located.
Flood risk	2	Small burn running through the west of the site (North Kirkhill Burn).

		According to SEPA Flood Risk Map; the very north and north west of the site has a 0.5% chance of flooding happening in any one year (source: river). A small pocket in the east of the site has a 10% chance of flooding happening in any one year. Quite close to the River Don (105m to the north).
Drainage	2	Site appeared freely drained, but a small burn running through site may affect drainage.
Built / Cultural Elements	2	Mains of Dyce Farmhouse (Category C Listed; circa 1835) sits just outside the northern boundary of the site. Sites and monuments record shows 1 no standing structure (Farmstead) on site: House, Mains of Dyce (off Oldmeldrum Road) – it is still in use.
Natural Conservation	2	The site falls within an area of potential bat habitat (woodlands), and a bat study may be required. The southern half of the site sits within the Green Space Network. Local Nature Conservation site (Site no. 9: River Don Corridor) is just north of the site at the River Don. Outside the site boundary, to the east is an area of ancient woodland. Designated species on site: Starling.
Landscape Features	2	Some existing buildings/houses on site which are in use. There is an existing burn running through the western edge of the site (North Kirkhill Burn). Rest of site is unused farmland.
Landscape Fit	2	The site sits within an area of prime landscape (River Don Valley), although there is a significant amount of built development in the area. The site is visible to traffic driving along the A947, which is a main gateway into Aberdeen. There is residential development visible on the western side of the A947 and south of Riverview Drive – both opposite to the proposed site. So residential development on the proposed site would not be entirely out of keeping with its immediate setting.
Relationship to existing settlement	2	The site is separated from the nearby residential development at Dyce by the A947 and Riverview Drive. The development therefore has the potential to form an isolated island of development on the eastern side of the A947.
Land Use Mix / Balance / Service Thresholds	1	The proposed new development is for residential only. It is a relatively small site (proposed for 25 no. houses) and is unlikely to provide or help to attract any new services or facilities. Therefore, it will not contribute to an improved mix of uses in the area.

Accessibility	3	The nearest bus stop is within 400m walking distance at Victoria Street (First Services 17 & 18 as well as Stagecoach Services 35 & 747 and Bain's Coaches Service 305). Access to the site is very narrow but may be capable of improvement.
Proximity to facilities - shopping / health / recreation.	1	Shopping facilities exist at the Asda Dyce Superstore (1.29km away), which also has a shopping center containing a pharmacy. There is also a library and a petrol station here. Medical facilities exist at the New Dyce Medical Practice 1.1km away. The nearest Neighbourhood center is at Victoria Street in Dyce (971m away)
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 6 (River Don Path – Dyce to Bridge of Don) and a dual use path/pavement (Oldmeldrum Road: Riverside Park to Formartine and Buchan Way), runs through the road central to the site, as well as Core Path No. 6 running to the west of the site and along the southern boundary.
Proximity of employment opportunities.	3	Pitmedden Road Industrial Estate is 433.2m west of the site and there are other significant employment areas within reach in and around Dyce. The nearest commercial center is at Dyce Shopping center (1.29km away).
Contamination	3	None of the site is identified as being potentially contaminated.
Land Use Conflict	2	The development would not conflict with the residential development to the south of the site, as the proposal is also for residential use. The site sits just within the Average Lden Contours and just outside the leq Noise Contours. The site also sits within the NATS – Perwinnes Radar Safeguarding: all buildings, structures, erections and works exceeding 45 Meters in height. The undeveloped parts of the site sit adjacent to the busy and noisy A947.
Physical Infrastructural Capacity	3	The site has electricity and gas connections nearby according to the proposer.

Physical Infrastructure Future	3	According to Think Broadband, the area in which the site sits has superfast broadband and fibre available.
Service Infrastructure Capacity	2	Primary School Catchment Area: Dyce School (1.06km away) – 2018 Under capacity at 82%. By 2025, the school is forecast to still be under capacity at 75%. Academy Catchment Area: Dyce Academy (1.19km away) – 2018 Under at 75%. By 2025, the school is forecast to be over capacity at 103%.
Other Constraints	2	Site sits within the Green Belt. Pylon on the south of the site.

B0108 – Newton Croft

SITE NUMBER: B01/08		NAME of SITE: Newton Croft	
Nature of the proposal:	Residential - 80 units		
Checklist Score:	50		
Constraints:	Green Belt, steep slope.		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is in a relatively sustainable location, adjoining the urban edge of Bucksburn / Aberdeen, and there are a range of services and facilities in the local area with public transport access being quite reasonable. There is however no clear access point to the site for vehicular traffic due to the topography of the site. The site is on quite a steep slope with a gradient of 1:9, thus the topography may also present challenges for the site layout. Also, there may be restrictions over the height of buildings given the proximity of the airport and the site's location within 75m of the airport contour zone. There may need to be a suitable buffer along the southern boundary adjacent to the golf course. In terms of school capacity, both Brimmond Primary and Bucksburn Academy are due to be overcapacity by 2020.</p> <p>This site was assessed as part of the extant Local Development Plan and Reporters concluded that it contributes positively to Green Belt objectives separating the site from Auchmill Golf Course. It is felt that at present the site still contributes to the landscape setting of Aberdeen and its development is not supported. Whilst officers favoured allocating the site in the 2012 LDP (it was removed by reporters), it should be borne in mind that the context was very different at that time with the requirement to identify 36,000 houses in the then 2009 Structure Plan. The housing allocations required for this Plan are much lower and there are better options elsewhere.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds. Tree cover on the eastern edge of the site (steep, overgrown vegetation).

Aspect	2	The site is principally northwest facing, with shelter to the west and south provided by established woodland.
Slope	1	Southern part of site slopes steeply from north to south. Most of the site is on quite a steep slope, with a gradient of 1:9.
Flood risk	2	According to the SEPA indicative flood map, there is little risk of flooding on the site. There have been no recorded flooding incidents on the site. There is one watercourse (Bucks Burn) just outside the northern boundary of the site.
Drainage	3	The site appears freely drained.
Built / Cultural Elements	3	Bucksburn Church sits to the north of the site (254m away) and is Category C Listed. There are no sites and monuments records on the site.
Natural Conservation	2	The site sits within the Green Space Network (No. 26; Auchmill/Bucksburn Gorge). Additionally, the Bucksburn Local Nature Conservation Site (Site No. 33) is just to the west/south west of the site (214m away). According to NBN Atlas, there have been recordings of a small number of grey squirrels on site. Pipistrelle bats have been recorded on site and a bat survey may need to be carried out.
Landscape Features	2	Site currently used for agricultural grazing land. There is overgrown vegetation and some mature tree belts which would potentially be lost if the site is developed. There is a rubble boundary wall through the center of the site.
Landscape Fit	2	The development is not likely to intrude significantly into the surrounding landscape – much of the surrounding area already contains residential development. It will be seen from Auchmill Road however and would result in the loss of the green backdrop to properties fronting the road. Auchmill Golf course lies to the south and west of the site.
Relationship to existing settlement	3	The development is located in the residential area of Bucksburn. The development is slightly isolated from the denser parts of Bucksburn; cut off by the A96 and Howes Road. However, there are some

		residential uses near to the site to the north and southeast of the site where there is currently a caravan park. The proposed development would be reasonably well related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	Bucksburn is already quite an established residential area, and housing will not add greatly to the mix. The scale of the development (80no. houses) is not likely to attract further services or facilities.
Accessibility	3	There is a bus stop 194m away from the site at Howes Road. Stagecoach services 10, 10A, 37, 35, 117, 305, 420, 727, N37, X20 and X37 all stop here. First Services 17, 17A, 17B, 18A, N17 and N18 all stop here too.
Proximity to facilities - shopping / health / recreation.	3	There is a good range of local facilities within 800m of the site: Lloyds Pharmacy is 247m away from the site and Lidl Bucksburn is within 530m of the site. Bucksburn Medical Practice is also within 530m of the site. Brimmond Primary School sits 918m away from the site and Bucksburn Academy is 638m away. Bucksburn Neighborhood center is less than 200m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 44 (Newhills Avenue to Auchmill) Road and Deveron Road) runs along the north western boundary of the site. Along the south eastern boundary of the site, there is a dual use path/pavement part of the 2015 Cycle Network (Bonnyview Road to Newton Terrace).
Proximity of employment opportunities.	3	Employment opportunities are available at the business/industrial area at Muggiemoss. This is within 660m of the site. Other opportunities are also available at the business parks at Dyce Drive (D2 and ABZ).
Contamination	3	A small area of the western edge of the site is identified as being potentially contaminated land (Site Name: Froghole Quarry). Former quarry is now used for commercial purposes.
Land Use Conflict	2	Western boundary of site lies close to the 57dB LAeq Aberdeen Airport Noise Contours zone which may cause conflict with residential use of the site.
Physical Infrastructural Capacity	3	No known constraints.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	1	Site lies within Brimmond Primary and Bucksburn Academy catchment areas. Brimmond Primary School is forecast to go over capacity in 2025, with overall capacity at 180%. Bucksburn Academy is forecast to go over capacity in 2025, with overall capacity at 135%.
Other Constraints	3	No known constraints.

B0109 – Newton Farm

SITE NUMBER: B01-09		NAME of SITE: Newton Farm
Nature of the proposal:	Employment	
Checklist Score:	51	
Constraints:	AWPR, Oil and Gas Pipeline, Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is fairly open with limited shelter from northerly winds. It is currently in agricultural use and is zoned as Green Belt in the extant LDP. It is bound by the AWPR to the west, however the current Newton Road is considered to be a robust Green Belt boundary. Surrounding uses are for business/industrial purposes and therefore the proposed employment use would fit in well. However, the Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. In addition, there are still significant parts of Dyce Drive employment area that remain undeveloped so there is no need to identify further land in this particular location. This elevated area contributes to the landscape setting of the city by providing a green backdrop to the industrial land to the east. Given the extent of available employment land in the city, the existing Green Belt zoning of the site is considered to be appropriate.</p>		

Criteria	Score	Justification
Exposure	1	Open, little shelter.
Aspect	2	Mostly north-west facing.
Slope	2	Gentle undulations throughout the site with a somewhat steeper slope towards the south.

Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site. Along the northern boundary of the site, there is the Far Burn 2 – hard development would possibly need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments on site. There is one scheduled monument 781m away from the site to the south – St Mary’s Chapel and graveyard, Chapel of Stoneywood.
Natural Conservation	2	The eastern boundary of the site falls within an area of potential bat habitat (woodlands), and a bat study may be required.
Landscape Features	2	The site sits within an area of Prime Landscape according to Aberdeen Landscape Character Assessment. The western side of the site is bound by the AWPR. No significant tree belts surrounding the site. A hedge row sits along the northern boundary of the site. There is an autobody workshop located on the eastern side of the site and Howe Moss Farm is also located here. The site is next to the BP Oil Pipeline.
Landscape Fit	2	The adjacent landscape east of the site is in employment/industrial use. This area is quite elevated and helps to provide a green backdrop to the industrial land to the east.
Relationship to existing settlement	3	The development will be well related to the existing employment/industrial land uses east of the site.
Land Use Mix / Balance / Service Thresholds	1	The land to the west of Aberdeen Airport (Kirkhill) is mainly business and industrial land, therefore the development of more employment land is not likely to contribute much towards a better mix and balance of land uses.
Accessibility	3	The nearest bus stop is approximately 390m meters away from the site on Dyce Avenue; Stagecoach Service 747 (Peterhead – Dyce) and First Service 117 (Aberdeen City Centre - Kirkhill) stop here.

Proximity to facilities - shopping / health / recreation.	1	There are no local shopping facilities within 800m of the site. Asda Dyce Superstore is 3km away; alternatively, there is a Tesco Express 2.2km away from the site. Stoneywood Primary is located 2.8km away and Bucksburn Academy is 3.4km from the site. Dyce Medical Practice is 3km away and the nearest neighborhood center is at Victoria Street, 2.2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 4 (Kirkhill to Bucksburn) runs just outside the western boundary of the site (252m away). There is also a dual use path/pavement and on-road cycle lane (part of the 2015 Cycle Network) that runs just east (435m away) of the site along Dyce Drive (Dyce Drive: Argyll Road to Kirkhill Place).
Proximity of employment opportunities.	3	Employment opportunities are at Kirkhill Industrial Estate which is located 174m from site. Additional employment opportunities would be at Aberdeen Airport and the business parks at Dyce Drive, all of which are less than 1.6km from the site location.
Contamination	3	None of the land on the site is identified as being contaminated.
Land Use Conflict	2	The BP Forties Gas Pipeline runs through the center of the site. The developer has indicated that development would be restricted to level 1 developments within the inner zone of the consultation zone, which in terms of employment development, would include workplaces employing less than 100 people, over less than 3 storeys. The AWPR lies to the immediate west of the site creating a physical boundary to the site.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Stoneywood Primary and Bucksburn Academy catchment areas. Stoneywood Primary School is forecast to be at 71% capacity in 2025. Bucksburn Academy is forecast to go over capacity in 2025, with an overall capacity of 135%.

		The nature of the development means that the capacity of local schools is not going to be affected.
Other Constraints	3	None known.

B0110 – Site adjacent to New Dyce Medical Centre

SITE NUMBER: B01/10		NAME of SITE: Site Adjacent to New Dyce Medical Centre
Nature of the proposal:	Healthcare Use (0.37Ha)	
Checklist Score:	49	
Constraints:	Land use conflict, Green Space Network, Urban green space	
Recommendation:	Desirable	
Justification:		
<p>The site does not score well in terms of land use conflict as the site boundary shows the proposal impeding upon the existing sports pitches which appear to be fairly new. In addition, the site is zoned as part of the Green Space Network and urban green space in the extant local development plan. Development on the site would disrupt the existing paths on the site which are used by local residents to access Dyce shopping centre and other facilities in the area. However, this is something that can be mitigated by provision of alternative routes outwith the site to the shopping centre.</p> <p>However, Central Park in Dyce would be a good location for the facility due, as the name suggests, to its central location to the catchment. If an area of open space was lost for the new medical centre (there may be better options on other parts of the area), then replacement open space could be provided by using the site occupied by the current facility.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds.
Aspect	2	East/west facing.

Slope	2	Site on different levels – terraced/slope.
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	No listed buildings or scheduled monuments on site. Sites and Monuments record shows there is an Aberdeenshire Canal that runs through the north east border.
Natural Conservation	2	Site falls within a potential bat habitat; therefore, a bat study may be required. The site also falls within the Green Space Network (Riverview Park, Dyce).
Landscape Features	2	Site is in a relatively urban area. There is a cluster of new trees is in the middle of the site, these would potentially be lost for the development. The site also straddles three different pathways. During the site visit it was apparent that these paths are well utilized by for residents walking to the Dyce shopping center. The site also seems to impinge upon artificial pitches.
Landscape Fit	1	The site is positioned over a cluster of trees, various pathways and encroaches on artificial pitches. The reasons for the positioning of the site is quite unclear, and it is not likely to fit very well into the landscape as it intrudes quite significantly to the current features already in place.
Relationship to existing settlement	3	Site is situated in a residential area, which the health center would service. It is central in Dyce.
Land Use Mix / Balance / Service Thresholds	3	Surrounding area already has a good land use mix, with a Shopping Centre to the South, housing to the north and a school to the south east. If the proposed development seeks to replace the current health center, then it will be contributing to a balance of uses in the area.
Accessibility	3	Nearest bus stop is 79m away from the site. First Bus Services 17 & 18 as well as Stagecoach Bus Services 747. Unclear where/if parking will be made available on site via the bid submission.

Proximity to facilities - shopping / health / recreation.	3	Dyce shopping center is 208m away. The nearest neighborhood center is 704m away at Victoria Street, Dyce. Dyce Academy is located 105m from the site and Dyce Primary School is located 239m away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path number 40 (Central Park, Dyce) runs through the site, from the central area to the west. This path acts as a bridging connection for the houses on the western side of Central Park to the current health center/Dyce shopping center and Dyce Academy.
Proximity of employment opportunities.	3	The nearest business and industry is at Pitmedden Road Industrial Estate 836m away.
Contamination	3	There is no contamination present on site.
Land Use Conflict	1	If the site impedes upon the established artificial playing fields, it can be said that there will be land use conflict. From the site visit is clear that the sports facility is relatively new.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Dyce Primary and Dyce Academy catchment areas. Dyce Primary School is forecast to be at 75% capacity in 2025. Dyce Academy is forecast to go over capacity in 2025, with an overall capacity of 103%. The nature of the development means that the capacity of local schools is not going to be affected.
Other Constraints	1	Site is part of the Green Space Network and Urban Green Space. Part of it is on artificial pitches.

B0111 – Cordyce School: Bid Withdrawn

B0112 – Playing Fields Stoneyton Terrace: Bid Withdrawn

B0113 – Cordyce

SITE NUMBER: B01/13		NAME of SITE: Cordyce
Nature of the proposal:	Health and Fitness Centre	
Checklist Score:	56	
Constraints:	Trees and flooding on lower parts of the site	
Recommendation:	Desirable	
<p>Justification:</p> <p>This is a largely brownfield site sitting between an abandoned sewage works to the east and farm buildings and houses around Mains of Dyce. The main issues around the site are flooding and the presence of significant trees. Both of these can be avoided if development is restricted to the higher ground around the existing school buildings and open space immediately behind them. The trees would provide shelter and screening from any development. Riverview Drive provides a sound Green Belt boundary in the area, so any re-zoning should be restricted to the development area.</p> <p style="color: red;">There are 3 proposals for the site – housing, a health and fitness centre and a garden centre and nursery. All 3 are considered suitable uses for the site, either on their own or in combination. The bid for the health centre has been withdrawn.</p>		

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.
Slope	3	This is generally a flat site with gentle undulations, more so on the approach to the River Don.

Flood risk	2	The River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. Any hard development would need to avoid this area. It is noted, however that the river is some distance away from where development would occur.
Drainage	2	Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage.
Built / Cultural Elements	3	Former Cordyce School (3 distinct buildings) is present on site, albeit burnt in some parts, boarded-up and painted with graffiti. Proposal seeks to restore one of the buildings and rebuild and extend the main school building. There is a Grade B listed Skene Burial Enclosure in the south-eastern corner of the site. This is outwith the site boundary and would remain unaffected.
Natural Conservation	2	River Don Local Nature Conservation Site runs along the north and east of the site. Ancient woodland is present within the site. This would need to be preserved. Site is zoned as Green Belt in the 2017 ALDP. There is some ancient woodland on site. Riverview Park, which surrounds the site is classed as part of the Green Space Network (Site No.13). Pipistrelle bats have been recorded around the site and a bat survey may be required.
Landscape Features	2	Several mature tree belts surround the site. Development would need to keep a reasonable distance from these. Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.
Landscape Fit	3	A health and fitness village is considered to be acceptable in the predominantly residential area of Dyce.
Relationship to existing settlement	2	The site is well-located in the residential area of Dyce, although Riverview Drive acts as a barrier which would need to be crossed.

Land Use Mix / Balance / Service Thresholds	3	The site is zoned as Green Belt. A health and fitness village would contribute significantly towards a better mix of land uses in the area. It would introduce new facilities to the area and serve a whole range of residents from Dyce and beyond.
Accessibility	3	Site is accessed via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic. The nearest bus stop is around 230m from the site with both First Bus route 17 running along here into Aberdeen City Centre.
Proximity to facilities - shopping / health / recreation.	2	Dyce Shopping centre is just less than 1km from the site. Within it are several shops, Dyce Medical Practice and Dyce Academy. Dyce Primary School is also within 1km of the site. The proposed use would be for recreation.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	A cycle path runs and Core Path No6 (River Don Path – Dyce to Bridge of Don) both run alongside Riverview Drive. From the site visit, it is clear that the Core Path is well-used by individuals and families.
Proximity of employment opportunities.	3	There are several major employment areas close to and in Dyce. The closest employment facilities would be at Dyce Shopping Centre which is located just less than 1km from the site. It has an Asda, Boots and several other retail and food facilities. The proposed use would also introduce a new source of employment in the area.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	The proposed use is for a health and fitness village in a residential area. No conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Dyce Primary School and Dyce Academy. Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%. However, given the nature of the proposal, education capacity would not apply.
Other Constraints	3	No known constraints

B0114 – Rowett North or New AECC

SITE NUMBER: B01-14		NAME of SITE: Rowett North or New AECC
Nature of the proposal:	Housing (approx. 100-125 units)	
Checklist Score:	47	
Constraints:	Railway line, Allotments on site, Proximity to Railway line, Access to site, Land use conflict	
Recommendation:	Undesirable	
Justification:		
<p>The site is part of the Rowett North OP19 which is allocated in the extant local development plan for the new Aberdeen Exhibition and Conference Centre (AECC) and complimentary uses. It is zoned as a specialist employment area. Construction of the conference centre was completed in Summer 2019 and it is now operational. The site location for the proposed housing development is to the extreme north east of the site. The site is exposed with limited shelter, however it is generally flat. There are allotments on the site. It is also bound by the railway line to the east. This severs the site from nearby residential development in the Stoneywood area and it also affects the site's permeability with access presenting a challenge. Noise from trains and aircraft would also raise issues for residential development in the area. In terms of school capacity, the new Stoneywood Primary School has sufficient capacity however Bucksburn Academy is due to go overcapacity by 2020.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>Development on the site would be isolated and separated from the existing settlement and would also suffer from poor access. Residential development would not enjoy a suitable amenity due to noise from the trains and aircraft. In addition, an alternative site would also be needed for the allotments present on site. Under these circumstances, it is considered that the site is inappropriate for residential development.</p>		

Criteria	Score	Justification
Exposure	1	Site is fairly exposed with limited shelter from vegetation or trees.
Aspect	2	The site is east/west facing.
Slope	3	Site is generally flat
Flood risk	2	The Corsehill Burn runs along the north boundary of the site so hard development would need to avoid this area. No flooding incidents on site.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments located on the site.
Natural Conservation	2	The north of the site falls within an area of potential bat habitat (inland water/woods near water), and a bat survey may be required. Site is largely arable land.
Landscape Features	2	An area of ancient woodland lies just on the eastern boundary of the site. There are currently allotments on the eastern edge of the site and it is bound by the railway line.
Landscape Fit	2	There is residential development present outwith the site to the southwest, so residential development on the proposed site would not be entirely out of keeping with its immediate setting.
Relationship to existing settlement	2	The development is likely to be related to the existing residential development to the southeast and north. However, the railway line divides this area from the rest of Stoneywood, and this means that permeability and access would be disrupted.
Land Use Mix / Balance / Service Thresholds	2	The proposed new development is for residential only. It is proposed for 100-125no. houses, therefore there is a possibility that the development will help attract some new services or facilities.

Accessibility	3	Stagecoach bus 727 and First Bus X27 stop adjacent to the site. There are other bus stops within 500m walking distance at Stoneywood Road (Stagecoach Services 35, 117, 305 and First Services 17, 17A, 18, 18A, N17 and N18).
Proximity to facilities - shopping / health / recreation.	2	The nearest shopping facilities to the site are at the M&S Aberdeen Stoneywood Foodhall/the Co-op Food (332m) and the Lidl at Bucksburn (1km). Bucksburn Medical Practice is 1.3km away. Stoneywood Primary within 600m of the site and Bucksburn Academy is 1.2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a Core Path that runs to the east of the site (Stoneywood Path, No. 101).
Proximity of employment opportunities.	3	There are employment opportunities located at Wellheads, Stoneywood and Farburn Industrial Estates within 400m of the site. The newly completed Conference centre adjacent to the site also offers employment opportunities.
Contamination	3	No records of contamination on site.
Land Use Conflict	1	The railway line east of the site cuts off the proposed development from the nearby residential uses. The Airport LAeq Noise Contours go through the site meaning that there would be some disruption to prospective residents from aircraft noise.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%.
Other Constraints	1	Site is zoned as specialist employment area in the extant local development plan. Vehicular access to the site would be difficult given the railway line severs it from Stoneywood road.

B0115 – Rowett North or New AECC

SITE NUMBER: B01-15		NAME of SITE: Rowett North New AECC
Nature of the proposal:	Employment - Allocation of the site to be suitable for class 5 and 6 uses in addition to Class 4 uses.	
Checklist Score:	54	
Constraints:	Specialist employment land	
Recommendation:	Undesirable	
Justification:		
<p>The site is part of the Rowett North OP19 which is allocated in the extant local development plan for the new Aberdeen Exhibition and Conference Centre (AECC) and complimentary uses. It is zoned as a specialist employment area and the entire development comprising office space, leisure and a hotel is currently under construction. Although Class 5 and 6 uses are generally complementary to Class 4 uses, it is considered that introduction of such uses on this site has the potential to erode the specialist nature of the area. As such the proposal is not supported.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds.
Aspect	3	The site is south facing.
Slope	3	The site is fairly flat.
Flood risk	2	The Green Burn runs from east to west in the center of the site and is prone to flooding, so hard development would need to avoid this area. East Craibstone Burn runs through the center of the site

		and is also prone to flooding. There has been one flooding incident at Corsehill Burn on the northern boundary.
Drainage	2	Most of the site is relatively well drained, however the presence of three Burns on the site may cause some drainage issues.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments located on the site. The Sites and Monuments records shows two records: (i) document record - a trial trench for the AECC (Site Ref. NJ81SE0589) and (ii) a standing structure with a memo for the Rowett Institute (Site Ref NJ81SE0175).
Natural Conservation	2	The site falls within an area of potential bat habitat (wooded features/woods near water/inland water), and a bat study may be required. The north eastern boundary of the site is identified as Ancient Woodland. According to NBN Atlas, Roe Deer and Grey Squirrel have been recorded on site. NESBReC data shows the following designated species: Garden Tiger, Ghost Moth Badger, Sword-grass, Swift, Knotgrass, Sallow, Streak, Broom Moth, Rosy Minor, Rustic.
Landscape Features	2	Construction of the new Conference centre was completed in Summer 2019. There are some trees on site with overgrown bushes to the far east of the site. The northern half of the site is identified in the Landscape Character Assessment as part of the River Don Valley, which is prime landscape. There is a small strip of ancient woodland to the southeastern boundary.
Landscape Fit	3	The site is currently zoned as a specialist employment area. Business/industrial uses would not be out of keeping with the current uses on site.
Relationship to existing settlement	2	The proposal will be relatively well related to the established area of Stoneywood to the east of the site – however this is primarily a residential area and is separated by the railway line.
Land Use Mix / Balance / Service Thresholds	3	The proposal is part of the Rowett North Masterplan, which will be providing a mix of uses thus creating a balance. It would be also add to the land use mix of the wider Stoneywood area.
Accessibility	3	Stagecoach bus 727 and First Bus X27 stop within the site. There are a number of bus stops surrounding the site: along the A96 there are two stops within 500m (Stagecoach Services 10, 10A,

		37, 420, 727, 777, N37, X20 and X37). Along Dyce Drive there is a stop within 584m (Stagecoach Services 727, 777 and X20). Along Bankhead Road there is a stop within 586m (First Services 17, 17A, 18A and N17).
Proximity to facilities - shopping / health / recreation.	2	Lidl at Bucksburn is 1.2km and the M&S Aberdeen Stoneywood Foodhall/the Co-op Food are 778m east of the site. The latter is however separated by the railway line that bounds the site to the east. Bucksburn Medical Practice is within 1.2km of the site. Stoneywood Primary within 800m of the site and Bucksburn Academy is 1.1km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are several Core Paths: to the north - Core Path 4: Kirkhill and Bucksburn, to the northwest - Core Path 9: Aberdeen Airport to Inverurie Road. Core Path 4 also runs through the center of the site and up to the north. There is a dual use path/pavement that travels along Inverurie Road/Dyce Drive/Welheads Drive.
Proximity of employment opportunities.	3	There are employment opportunities located at Wellheads, Stoneywood and Farburn Industrial Estates within 800m of the site. The site also offers employment opportunities.
Contamination	3	No evidence of contamination on site.
Land Use Conflict	2	As the proposal is for employment use, the site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height. The flight path for Aberdeen Airport runs through part of this site. Introduction of a wide range of uses in what is a Specialist Employment Area has the potential to erode the current class 4 uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%.

		Given the nature of the proposal, education capacity would not be applicable.
Other Constraints	3	No known other constraints.

B0116 – Cordyce School

SITE NUMBER: B01/16		NAME of SITE: Cordyce School
Nature of the proposal:	Garden Centre and Nursery	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	55	
Constraints:	Trees and flooding on lower parts of the site	
Recommendation:	Desirable	
Justification:		
<p>This is a largely brownfield site sitting between an abandoned sewage works to the east and farm buildings and houses around Mains of Dyce. The main issues around the site are flooding and the presence of significant trees. Both of these can be avoided if development is restricted to the higher ground around the existing school buildings and open space immediately behind them. The trees would provide shelter and screening from any development. Riverview Drive provides a sound Green Belt boundary in the area, so any re-zoning should be restricted to the development area.</p> <p>There are 3 proposals for the site – housing, a health and fitness centre and a garden centre and nursery. All 3 are considered suitable uses for the site, either on their own or in combination. The bid for the health centre has been withdrawn.</p>		

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.
Slope	3	This is generally a flat site with gentle undulations, more so on the approach to the River Don.

Flood risk	2	The River Don flows outwith the site boundary to the north east of the site, and it is prone to flooding. Any hard development would need to avoid this area. It is noted, however that the river is some distance away from where development would occur.
Drainage	2	Most of the site is freely drained, however the lower parts closer to the river contain pockets of poor drainage.
Built / Cultural Elements	3	Former Cordyce School (2 distinct buildings, 1 was demolished) is present on site, albeit boarded-up and painted with graffiti. There is a Grade B listed Skene Burial Enclosure in the south-eastern corner of the site. This is outwith the site boundary and would remain unaffected.
Natural Conservation	2	River Don Local Nature Conservation Site runs along the north and east of the site. Ancient woodland is present within the site. This would need to be preserved. Site is zoned as Green Belt in the 2017 ALDP. There is some ancient woodland on site. Riverview Park, which surrounds the site is classed as part of the Green Space Network. Pipistrelle bats have been recorded around the site and a bat survey may be required. Designated species include Starling, Northern February Red.
Landscape Features	2	Several mature tree belts surround the site. Development would need to keep a reasonable distance from these. Site is part of the River Don valley and is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.
Landscape Fit	3	A garden centre and nursery is considered to be acceptable in the predominantly residential area of Dyce.
Relationship to existing settlement	2	The site is well-located in the residential area of Dyce, although Riverview Drive acts as a barrier which would need to be crossed.
Land Use Mix / Balance / Service Thresholds	3	The site is zoned as Green Belt. A garden centre and nursery would contribute significantly towards a better mix of land uses in the area.

Accessibility	3	Site is accessed via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic. The nearest bus stop is around 230m from the site with both First Bus route 17 running along here into Aberdeen City Centre.
Proximity to facilities - shopping / health / recreation.	2	Dyce Shopping centre is just less than 1km from the site. Within it are several shops, Dyce Medical Practice and Dyce Academy. Dyce Primary School is also within 1km of the site. The proposed use would introduce a shopping facility to the area.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	A cycle path runs and Core Path No6 (River Don Path – Dyce to Bridge of Don) both run alongside Riverview Drive. From the site visit, it is clear that the Core Path is well-used by individuals and families.
Proximity of employment opportunities.	3	There are several major employment areas close to and in Dyce. The closest employment facilities would be at Dyce Shopping Centre which is located just less than 1km from the site. It has an Asda, Boots and several other retail and food facilities. The proposed use would also introduce a new source of employment in the area.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	The proposed use is for a garden centre and nursery in a residential area, so no conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.

Service Infrastructure Capacity	2	<p>The site is within the catchment area of Dyce Primary School and Dyce Academy.</p> <p>Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%. However, given the nature of this proposal, education capacity would not apply.</p>
Other Constraints	2	<p>Site is zoned as Green Belt in the 2017 ALDP.</p>

B0117 – Persley Park

SITE NUMBER: B01/17		NAME of SITE: Persley Park
Nature of the proposal:	Rezone to housing, Remove Green Belt zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	51	
Constraints:	Landscape fit, Green Belt zoning,	
Recommendation:	Undesirable	
Justification:		
<p>This site is in a relatively sustainable location, being close to Bucksburn and Danestone, and there are some services and facilities in the local area. However, the site is very prominent from the A92 and development on it (beyond the existing mobile home park) would be clearly visible and have a significant impact on the surrounding landscape. The site sits within the Dyce Valley Prime Landscape area and is adjacent to the River Don Corridor Local Nature Conservation Site. The A92 forms a clear boundary between the built up area to the south and Green Belt land to the north. Rezoning this site as residential would weaken this robust boundary. The existing mobile home park is unobtrusive and well hidden by trees. Given the above it is not considered that there is any justification for removing the Green Belt zoning of this site and reallocating it for residential purposes.</p>		

Criteria	Score	Justification
Exposure	3	Site is sheltered from mature tree belts to the north and east.
Aspect	3	South east facing site.
Slope	2	Generally flat site that slopes northwards towards the River Don.

Flood risk	2	The River Don flows outwith the site boundary to the north of the site, and it is prone to flooding. Any hard development would need to avoid this area.
Drainage	3	Appears to be freely drained.
Built / Cultural Elements	3	Site contains several dated caravans, some of which are in use for residential purposes. Persley Bridge (NJ90NW0271) is situated outwith the site to the northeast – it is a Category B listed structure.
Natural Conservation	1	Site sits within the Dyce Valley Prime Landscape. River Don Local Nature Conservation Site runs along the north of the site. There is an area of ancient woodland to the east of the site across the A92. To the north the site is surrounded by other broadleaf woodland and there are several trees in the southern part of the site. Site is zoned as Green Belt in the 2017 ALDP. It is also part of the Green Space Network. Area is an identified bat habitat – a bat survey may be required. Protected species present on site. Records show designated species and invasive non-plant species are also present on site.
Landscape Features	2	The site is currently used as a caravan park. Some potential loss of the tree belt to the north of the site and trees to the south.
Landscape Fit	1	Although the site has already been developed as a caravan park, residential use would be likely to have a more significant impact on the surrounding landscape. The site is very visible from the A92 (between Haudagain roundabout and Persley Bridge).
Relationship to existing settlement	2	The site is fairly well-connected to the existing Bucksburn/Danestone built up areas, however, it is somewhat cut off by the busy A92 road and the River Don to the north.
Land Use Mix / Balance / Service Thresholds	2	Residential development on this site could potentially contribute to a better mix of land uses and attract new services and facilities.
Accessibility	3	Site is accessible with a direct bus route (First Bus 18) along Mugiemoor Road. The nearest bus stop is within 300m of the site.

Proximity to facilities - shopping / health / recreation.	2	The Tesco superstore is within 400m of the site. Health facilities and shopping opportunities are more than 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The Persley Walled Garden-Hutcheon Low Road shared footway/cycle path runs to the east of the site.
Proximity of employment opportunities.	3	There are employment opportunities with 800m at the Tesco superstore, some businesses along Mugiemoos Road and also at Haudagain Retail Park.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Stoneywood Primary and Bucksburn Academy. Stoneywood School is running at 45% is within capacity. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Green Belt in the 2017 ALDP.

B0118 – Site 2, Cairnfield Place

SITE NUMBER: B01/18		NAME of SITE: Site 2, Cairnfield Place
Nature of the proposal:	Rezone to housing, Remove mixed use zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	60	
Constraints:	Mixed Use Zoning	
Recommendation:	Undesirable	
Justification:		
<p>The current mixed use zoning allows development of a range of uses including residential. There is a somewhat active business and industrial use in the wider area. Although there are some vacant industrial units, it is believed that these will be occupied as time progresses. Rezoning this area as residential would result in a land use conflict with the existing business/industrial uses. Although residential use on the site would not be out of keeping with some of the surrounding residential properties, it is considered that the site could still be developed for residential purposes given the current mixed use zoning. For that reason, the current zoning is appropriate.</p>		

Criteria	Score	Justification
Exposure	3	Site is sheltered with some tree cover to the north.
Aspect	3	Southwest facing site.
Slope	3	Generally flat site with a gentle slope southward.
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.

Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	No listed buildings or scheduled monuments on site.
Natural Conservation	3	The site consists of overgrown weeds and bushes. There would be no loss or disturbance of wildlife habitat or species. There are no nature conservation designations affecting this site. Records show Japanese knotweed present on site.
Landscape Features	3	Existing site is vacant and nestled in between residential properties. No impact on landscape.
Landscape Fit	3	Residential use on the site would fit well. The site is in between 2 residential properties.
Relationship to existing settlement	3	Site is part of the existing Bucksburn settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential use on the site would somehow to the land use mix, as there are current residential and business/industrial uses in the wider area.
Accessibility	3	Site is accessible with a direct bus route along the Auchmill Road. There are bus stops within 200m of the site with both First Bus and Stagecoach services.
Proximity to facilities - shopping / health / recreation.	3	Bucksburn Neighbourhood Centre is within 400m of the site. It contains several local shopping facilities including a bank. There is also a Lidl supermarket and a medical practice within approximately 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path running along Auchmill Road towards the city centre. There is a local walking path on the Green Space Network across Auchmill Road within 100m. Auchmill Golf course Core Path is within 200m of the site.
Proximity of employment opportunities.	3	The wider area around Newton Terrace is zoned mixed use and there are some operational business and industrial units. There is a mixed use area at Bankhead Industrial Area (950m) with operational

		business and industrial units. There are also operational business and industrial uses within 400m at Mugiemoos Road.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Brimmond Primary School and Bucksburn Academy. Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Mixed Use in the 2017 ALDP.

B0119 – Site 3, Cairnfield Place

SITE NUMBER: B01/19		NAME of SITE: Site 3, Cairnfield Gardens
Nature of the proposal:	Rezone to housing, Remove mixed use zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	58	
Constraints:	Mixed Use Zoning	
Recommendation:	Undesirable	
Justification:		
<p>The current mixed use zoning allows development of a range of uses including residential. There is a somewhat active business and industrial use in the wider area. Although there are some vacant industrial units, it is believed that these will be occupied as time progresses. Rezoning this area as residential would result in a land use conflict with the existing business/industrial uses. Although residential use on the site would not be out of keeping with some of the surrounding residential properties, it is considered that the site could still be developed for residential purposes given the current mixed use zoning. For that reason, the current zoning is appropriate.</p>		

Criteria	Score	Justification
Exposure	3	Site is sheltered with some tree cover to the south and west.
Aspect	3	Mostly eastern facing site.
Slope	2	Site appears to have been terraced in the past to accommodate existing caravans on site. It slopes gently eastwards (gradient approx.1:9).
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded

		incidents of flooding on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	No listed buildings or scheduled monuments on site.
Natural Conservation	3	Site contains several dated caravans, some of which are in use for residential purposes and there are some old vacant sheds. There would be no loss or disturbance of wildlife habitat or species. Records show Japanese knotweed present on site.
Landscape Features	2	The site is currently used as a caravan park. Some potential loss of trees to the south and west. The site has views to Persley.
Landscape Fit	3	Residential use on the site will be unobtrusive in the surrounding landscape. The site is bound by residential properties to the east and west. There are vacant industrial units to the south.
Relationship to existing settlement	3	Site is part of the existing Bucksburn settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential use on the site would somehow add to the land use mix, as there are current residential and business/industrial uses in the wider area.
Accessibility	3	Site is accessible with a direct bus route along the Auchmill Road. There are bus stops within 200m of the site with both First Bus and Stagecoach services.
Proximity to facilities - shopping / health / recreation.	3	Bucksburn Neighbourhood Centre is within 500m of the site. It contains several local shopping facilities including a bank. There is also a Lidl supermarket and a medical practice within approximately 1km of the site.
Direct footpath / cycle connection to community	3	There is a cycle path running along Auchmill Road towards the city centre. There is a local walking path on the Green Space Network across Auchmill Road within 200m. Auchmill Golf course Core Path is within 200m of the site.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	The wider area around Newton Terrace is zoned mixed use and there are some operational business and industrial units. There is a mixed use area at Bankhead Industrial Area (1.2km) with operational business and industrial units. There are also operational business and industrial uses within 600m at Mugiemooss Road.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Brimmond Primary School and Bucksburn Academy. Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Mixed Use in the 2017 ALDP.

B0120 – Site 5, Blacksmiths Croft

SITE NUMBER: B01/20		NAME of SITE: Site 5, Blacksmiths Croft
Nature of the proposal:	Rezone to housing, Remove mixed use zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	55	
Constraints:	Mixed Use Zoning	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The current mixed use zoning allows development of a range of uses including residential. There is a somewhat active business and industrial use in the wider area. Although there are some vacant industrial units, it is believed that these will be occupied as time progresses. Rezoning this area as residential would result in a land use conflict with the existing business/industrial uses. Although residential use on the site would not be out of keeping with the surrounding flats and houses further north, it is considered that the site could still be developed for residential purposes given the current mixed use zoning. For that reason, the current zoning is appropriate.</p>		

Criteria	Score	Justification
Exposure	3	Site is sheltered with mature tree cover to the south, west and east. There are several trees around the site.
Aspect	3	Mostly eastern facing site.
Slope	2	Site has been terraced in the past to accommodate existing caravans on site. It slopes gradually eastwards (gradient approx.1:8).

Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	No listed buildings or scheduled monuments on site. Historic Environment Record shows that part of the site was part of Dancingcairn quarries (NJ90NW0809).
Natural Conservation	2	Site contains several caravans, most of which are in use for residential purposes. Records show pipistrelle bats present on site – bat survey will be required. Site is bound to the south and west by Green Belt and Green Space Network – this comprises mature tree belts. A deer was spotted during the site visit. Records show Japanese knotweed present on site. Development would likely result in some loss/disturbance of wildlife habitats/species.
Landscape Features	2	The site is currently used as a caravan park. Some potential loss of trees to the south, west and east, and within the site. The site has some views to Persley.
Landscape Fit	2	Given the existing use of a caravan park and the surrounding tree belts, the proposed residential use on the site will not have a significant impact on the surrounding landscape. There is a block of flats to the northeast on Cairnfield Place as you approach the site. Residential use would not be out of keeping with existing surrounding uses.
Relationship to existing settlement	3	Site is part of the existing Bucksburn settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential use on the site would somehow add to the land use mix, as there are current residential and business/industrial uses in the wider area.
Accessibility	3	Site is accessible with a direct bus route along the Auchmill Road. There are bus stops within 400m of the site with both First Bus and Stagecoach services.

Proximity to facilities - shopping / health / recreation.	3	Bucksburn Neighbourhood Centre is within 400m of the site. It contains several local shopping facilities including a bank. There is also a Lidl supermarket and a medical practice within approximately 1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path running along Auchmill Road towards the city centre. There is a local walking path on the Green Space Network across Auchmill Road within 400m. Site is bound to the east by Auchmill Golf course Core Path.
Proximity of employment opportunities.	3	The wider area around Newton Terrace is zoned mixed use and there are some operational business and industrial units. There is a mixed use area at Bankhead Industrial Area (1.2km) with operational business and industrial units. There are also operational business and industrial uses within 800m at Mugiemooss Road.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Brimmond Primary School and Bucksburn Academy. Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Mixed Use in the 2017 ALDP.

B0121 – Site 6, Blacksmiths Croft

SITE NUMBER: B01/20		NAME of SITE: Site 5, Blacksmiths Croft
Nature of the proposal:	Rezone to housing, Remove mixed use zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	55	
Constraints:	Mixed Use Zoning, Green Space Network	
Recommendation:	Undesirable	
Justification:		
<p>The current mixed use zoning allows development of a range of uses including residential. There is a somewhat active business and industrial use in the wider area. Rezoning this area as residential would result in a land use conflict with the existing business/industrial uses. Although residential use on the site would not be out of keeping with the adjacent flats and houses in the wider area, it is considered that the site could still be developed for residential purposes given the current mixed use zoning. For that reason, the current zoning is appropriate.</p>		

Criteria	Score	Justification
Exposure	3	Site is has some tree cover.
Aspect	3	Mostly eastern facing site.
Slope	1	There is a steep slope northwards and eastwards (gradient approx.1:7).
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.
Drainage	3	Site appears freely drained.

Built / Cultural Elements	3	No listed buildings or scheduled monuments on site. Historic Environment Record shows that part of the site was part of Dancingcainn quarries (NJ90NW0809).
Natural Conservation	2	Site comprises overgrown vegetation and a few trees and brick remains from previous use. Pipistrelle bats present on site – bat survey may be required. Site is part of the Green Space Network. Records show Japanese knotweed present on site. Development may result in some loss/disturbance of wildlife habitats/species.
Landscape Features	2	Site is vacant with overgrown vegetation and several trees dotted around. Potential loss of trees. The site has some views to Persley.
Landscape Fit	2	Although the site is situated on a slope, the proposed residential use on the site will not have a significant impact on the surrounding landscape. There is a block of flats to the adjacent to the site and residential properties bound the site to the north. Residential use would not be out of keeping with existing surrounding uses.
Relationship to existing settlement	3	Site is part of the existing Bucksburn settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential use on the site would somehow add to the land use mix, as there are current residential and business/industrial uses in the wider area.
Accessibility	3	Site is accessible with a direct bus route along the Auchmill Road. There are bus stops within 400m of the site with both First Bus and Stagecoach services.
Proximity to facilities - shopping / health / recreation.	3	Bucksburn Neighbourhood Centre is within 400m of the site. It contains several local shopping facilities including a bank. There is also a Lidl supermarket and a medical practice within approximately 1km of the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path running along Auchmill Road towards the city centre. There is a local walking path on the Green Space Network across Auchmill Road within 400m. Auchmill Golf course Core Path is within 100m of the site.
Proximity of employment opportunities.	3	The wider area around Newton Terrace is zoned mixed use and there are some operational business and industrial units. There is a mixed use area at Bankhead Industrial Area (1.2km) with operational business and industrial units. There are also operational business and industrial uses within 800m at Mugiemooss Road.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Brimmond Primary School and Bucksburn Academy. Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Mixed Use in the 2017 ALDP. Site is part of the Green Space Network.

B0122 – Site 7, Plot adjoining Cairnview Gardens

SITE NUMBER: B01/22		NAME of SITE: Site 7, Plot adjoining Cairnview Gardens
Nature of the proposal:	Rezone to housing, Remove mixed use and Green Belt zoning	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	54	
Constraints:	Mixed Use Zoning, Green Belt zoning, Green Space Network	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The current mixed use zoning in most of the site allows development of a range of uses including residential. There is a somewhat active business and industrial use in the wider area. Although there are some vacant industrial units, it is believed that these will be occupied as time progresses. Rezoning this area as residential would result in a land use conflict with the existing business/industrial uses. It would also result in the loss of Green Belt land southwest of the site and interruption of the Green Space Network.</p> <p>Residential use on the site would not be out of keeping with some of the surrounding residential properties; it is considered that the part of the site which is zoned as mixed use could still be developed for residential purposes. For that reason, the current zonings are considered to be appropriate and there is no need to rezone this land.</p>		

Criteria	Score	Justification
Exposure	3	Site is well-sheltered with a tree belt to the southwest.
Aspect	3	Site is mostly western facing, with a small section facing east.
Slope	1	There is a steep slope westward (gradient approx.1:5) to access the rest of the site which has gentle slopes.

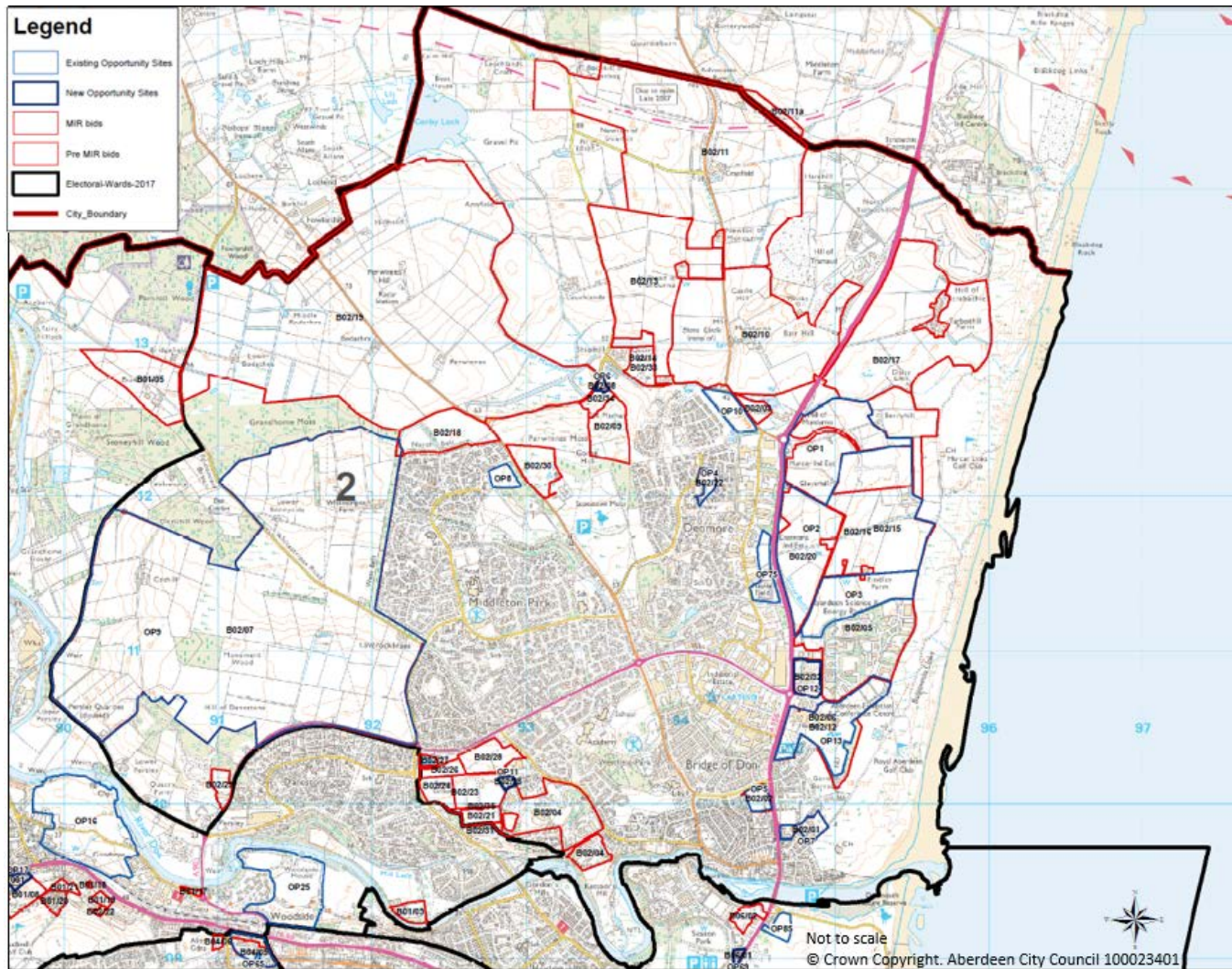
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site.
Drainage	2	There was a small pocket of poor drainage on site.
Built / Cultural Elements	3	No listed buildings or scheduled monuments on site. Historic Environment Record shows that part of the site was part of Dancingcain quarries (NJ90NW0809).
Natural Conservation	2	Site consists of some overgrown weeds and bushes on the boundaries, and what appears to be vacant land that has partly naturalized from previously use. A section in the western part of the site is zoned as Green Belt in the 2017 ALDP. Entire site is in the Green Space Network. Site is identified as being a potential bat habitat – a bat survey may be required. Records show Japanese knotweed present on site. Development would result in some loss/disturbance of wildlife habitat.
Landscape Features	2	Existing site is vacant. Potential loss of trees to the southwest.
Landscape Fit	2	Although the site is situated on a slope, its development would not intrude significantly on the surrounding landscape, which is predominantly residential in nature. The site is bound by residential properties to the northwest and vacant industrial units to the east. Further north is a caravan park which in itself is residential in nature.
Relationship to existing settlement	3	Site is part of the existing Bucksburn settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential use on the site would somehow add to the land use mix, as there are current residential and business/industrial uses in the wider area.
Accessibility	3	Site is accessible with a direct bus route along the Auchmill Road. There are bus stops within 300m of the site with both First Bus and Stagecoach services.

Proximity to facilities - shopping / health / recreation.	3	Bucksburn Neighbourhood Centre is within 600m of the site. It contains several local shopping facilities including a bank. There is also a Lidl supermarket and a medical practice within approximately 1.1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path running along Auchmill Road towards the city centre. There is a local walking path on the Green Space Network across Auchmill Road within 300m. Auchmill Golf course Core Path is situated west of the site within 100m.
Proximity of employment opportunities.	3	The wider area around Newton Terrace is zoned mixed use and there are some operational business and industrial units. There is a mixed use area at Bankhead Industrial Area (1.3km) with operational business and industrial units. There are also operational business and industrial uses within 650m at Mugiemooss Road.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	3	No expected land use conflicts.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Brimmond Primary School and Bucksburn Academy. Brimmond School is running at 95% capacity and will be overcapacity in 2020. Bucksburn Academy is currently running at 87% capacity and will be over capacity in 2020.
Other Constraints	2	Site is zoned as Mixed Use in the 2017 ALDP. Western part of the site is zoned as Green Belt in the 2017 ALDP. Site is part of the Green Space Network.

Ward 2 – Bridge of Don

B0201 - OP7 Gordon Centre	B0218 - Causewayend
B0202 – OP5 Balgownie Centre	B0219 - Perwinnes
B0203 - Mundurno	B0220 - Cloverhill
B0204 – Aberdeen Innovation Park	B0221 – Balgownie Area 2
B0205 – Aberdeen Energy Park	B0222 – Land at North Denmore
B0206 – AECC Proposed Recycling Centre	B0223 - Balgownie
B0207 – OP9 Grandhome	B0224 – Balgownie Area 3
B0208 – WTR Site	B0225 – Balgownie Area 4
B0209 – West Dubford	B0226 – Balgownie Area 5
B0210 - Mundurno	B0227 – North of Balgownie
B0211 – Newton of Mundurno	B0228 – Land West of Balgownie Road
B0212 – AECC (OP13)	B0229 – Site adjacent to Persley Croft
B0213 – Shielhill North and South	B0230 – Land at Corse Hill
B0214 – Shielhill South	B0231 – Balgownie Area 2
B0215 – Berryhill Farm 1	B0232 – Silverburn House
B0216 - Berryhill Farm 2	B0233 – Shielhill South
B0217 - Berryhill Farm 3	B0234 – WTR Site Extension
	B0235 – Campus One Aberdeen Innovation Park

WARD 2 MAP



B0201 – OP7 Gordon Centre

SITE NUMBER: B02-01		NAME of SITE: OP7 Gordon Centre
Nature of the proposal:	Mixed Use (housing, employment & retail)	
Checklist Score:	58	
Constraints:	Access to site	
Recommendation:	Desirable – retain OP site and mixed-use zoning	
Justification:		
<p>The site is already allocated as OP7 in the 2017 Aberdeen Local Development Plan. The proposal to develop mixed-use facilities in this location is supported. It would allow the reuse of a brownfield site and introduce a new mix of uses to the area. Although there is a narrow entrance to the site, it is felt that this can be overcome to enable the proposal to be accommodated. Surface water issues mean that a Drainage Impact Assessment may be required and the tree belt to the east of the site should be retained.</p>		

Criteria	Score	Justification
Exposure	3	There is existing development to the north/north-east and south/south-east of the site. Small trees surround the site to the east and west of the site.
Aspect	3	Site is south-western facing.
Slope	3	Site is flat all around.
Flood risk	2	SEPA flood maps show that the eastern part of the site suffers from surface water flooding. A Drainage Impact Assessment is likely to be required.

Drainage	3	Site appears freely drained. There were no drainage issues present on the site visit but see above.
Built / Cultural Elements	2	There is a Grade B listed building within the site: Gordon Barracks - Guard Room (listed in 19/03/1991).
Natural Conservation	2	Balgownie/Blackdog Links LNCs to the east of the site at the Balgownie Links Golf Course. Woodland (conifers) to the south east of the site and Green Space Network to the eastern part of the site.
Landscape Features	3	The site is in a largely urban context and existing buildings have recently been used for gymnastics. There is a tree belt on the eastern edge of the site which should be retained.
Landscape Fit	3	Development would provide various mixed-use facilities to an existing urban area. It would not interfere with the existing urban landscape.
Relationship to existing settlement	3	Site is part of the Bridge of Don suburb and is fairly close to Aberdeen city centre.
Land Use Mix / Balance / Service Thresholds	3	Development will provide a mix of residential, employment and retail. The employment and retail would introduce a better mix to the predominantly residential area.
Accessibility	2	Bus route 1 runs along Ellon Road with bus stops being 121m away from the site. Access to the bid site is fairly narrow and can only accommodate one vehicle at a time to pass through.
Proximity to facilities - shopping / health / recreation.	3	Local shopping facilities and a dental practice are located less than 200m away. The nearest medical practice and community centre are also less than 800m away.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are paths running to the north and south and across the site. Core Path 18 (Murcar Beach) is located approximately 360m to the south of the site.

Proximity of employment opportunities.	3	The Aberdeen Exhibition Conference Centre is located approximately 650m from the site however this has been replaced by the new Conference Centre in Dyce. There are employment opportunities at Bridge of Don Business and Industrial Park (850m) and Aberdeen Science and Technology Park (1.5km).
Contamination	2	Site adjoins potentially contaminated land to south. There is a small strip of potentially contaminated land to south west of site at Gordon Barracks.
Land Use Conflict	3	No known conflict with existing surrounding areas.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).
Other Constraints	3	No other known constraints.

B0202 – OP5 Balgownie Centre

SITE NUMBER: B02-02		NAME of SITE: OP5 Balgownie Centre
Nature of the proposal:	Housing – 171 units	
Checklist Score:	56	
Constraints:	Contamination	
Recommendation:	Desirable	
Justification:		
<p>The site is allocated for residential development as OP5 in the 2017 Aberdeen Local Development Plan. The redevelopment of this brownfield site scores well in nearly all categories with the exception of contamination. An existing planning application for the site (P070299) was approved in June 2013 with evidence of conditions being purified. Given the residential context, it is likely that residential development would be acceptable, however, the contamination situation would need to be addressed before any development commences.</p>		

Criteria	Score	Justification
Exposure	2	Site is bound by residential development on Bellfield Road to the west, North Donside Road to the north and Ellon Road to the east. Eastern part of site has mature vegetation and trees.
Aspect	2	Site is east/west facing.
Slope	2	Highest point of the site is the extreme south west. There is a gentle slope of approx. 2m to the main part of the site. There is a steep grassed slope of approx. 5-6m along the north and west boundaries.
Flood risk	3	No known risks of natural or man-made flooding on the site.

Drainage	3	Site is freely drained. There were no drainage issues present on the site visit.
Built / Cultural Elements	3	There are no built or cultural heritage constraints affecting this site.
Natural Conservation	3	There site consists of overgrown weeds and bushes. There would be no loss or disturbance of wildlife habitat or species. There are no nature conservation designations affecting this site.
Landscape Features	3	Site consists of overgrown vegetation and is in a largely urban context.
Landscape Fit	2	The development would largely fit into the existing residential area however may have some visual impact because due to the site being located on the roundabout between Donside Road and Ellon Road.
Relationship to existing settlement	3	Site is well integrated within the Bridge of Don area, with good road connections. It is also within close proximity to Aberdeen city centre.
Land Use Mix / Balance / Service Thresholds	2	Proposed use is for residential use of a moderate scale (171 units) in an existing residential area. It does not introduce a new use/mix to the area. The additional residential development may however help to attract new services and facilities in the area, or maintain existing ones.
Accessibility	3	Pedestrian access to the site is available via North Donside Road to the north, and Hutcheon Gardens to the south. Bus routes 1/2 run along Ellon Road and North Donside Road with bus stops approximately 100m away from the site.
Proximity to facilities - shopping / health / recreation.	3	Local shopping facilities and a dental practice are located less than 200m away. The nearest medical practice and community centre are also less than 800m away.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths adjacent to the south and north of the site and along North Donside Road and Hutcheon Gardens. Core Path 13 (Brig O' Balgownie to Ashwood) is located approximately 500m south of the site.
Proximity of employment opportunities.	3	Closest employment opportunities would be at Bridge of Don Industrial Estate which is located within 800m from the site. Aberdeen Science and Technology Park is also within 1.6km of the site.
Contamination	2	There is evidence that the site contains some levels of asbestos.
Land Use Conflict	3	No known conflict with existing surrounding areas.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) and is forecast to remain within capacity in the long term (78%). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%).
Other Constraints	3	No other known constraints.

B0203 - Mundurno

SITE NUMBER: B02/03		NAME of SITE: Mundurno
Nature of the proposal:	Hotel/Leisure uses (max 2,000m ²)	
Checklist Score:	50	
Constraints:	Green Belt, Flood risk, Drainage, Landscape fit	
Recommendation:	Undesirable	
<p>Justification:</p> <p>Development on the site would intrude significantly into the surrounding landscape and would remove an important part of Green Belt land. It would weaken the strong Green Belt boundary provided by B999 north of Denmore. Although in close proximity to the Dubford residential development to the west, and several business areas, the site is isolated from local facilities and there are few sustainable transport options, making any development in this location heavily car reliant. In addition, the site suffers from poor drainage and has some flooding risk.</p>		

Criteria	Score	Justification
Exposure	3	There is a tree belt to the north providing some shelter from northerly winds.
Aspect	3	Site is south-west facing, generally flat with some small undulations.
Slope	3	Flat site.
Flood risk	2	SEPA flood maps show there are some risks of flooding on the site from the Mundurno Burn and Mill Lade, both located adjacent to the site.

Drainage	1	There were visible signs of poor drainage from the site visit. Sections of the site had overgrown reeds and were waterlogged.
Built / Cultural Elements	2	No loss or disturbance of archaeological sites/vernacular buildings. Records show there are visible linear cropmarks on site, but this is not deemed to be a significant constraint.
Natural Conservation	2	The National Biodiversity Network Atlas shows there are 136 species within the site. The proposal would result in the likely loss or disturbance of wildlife species and habitats. NESBReC records indicate the presence of Invasive Non Native Plant Species Giant Hogweed in the area and Designated Species Wood Sandpiper and Peregrine on the site. Site is also part of the Green Space Network.
Landscape Features	3	Site is characterized as open farmland in the Landscape Character Assessment. There will be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	1	The development would intrude significantly with the surrounding Green Belt landscape. There is currently no development to the north of the B999 apart from the Premier Inn hotel/restaurant. The B999 forms a clear and distinct Green Belt edge.
Relationship to existing settlement	2	The residential development of Dubford is less than 800m to the west however this is separated by the B999 which provides strong Green Belt boundary. There is an existing hotel (Premier Inn) and bar/restaurant adjacent to the site.
Land Use Mix / Balance / Service Thresholds	2	The hotel use would not introduce a new mix of uses to the area because there is an existing hotel adjacent to the site. Leisure uses however would introduce a new mix of uses to the overall area.
Accessibility	2	From the B999 there is a Public House Access Road to the south-west of the site. The closest bus stop is less than 200m from the site. It serves bus routes 290/291 travelling north of Aberdeen and into Aberdeen City Centre.

Proximity to facilities - shopping / health / recreation.	2	Bridge of Don Retail Park is situated approximately 400m from the site. The nearest GP and Dental Practice is more than 800m away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on the B999. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.
Proximity of employment opportunities.	3	The Core Business Park and Bridge of Don Retail Park are located less than 400m from the site. Murcar Industrial Estate is located less than 600m from the site.
Contamination	3	No known risks of contamination.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints to infrastructural capacity.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School is currently within capacity (71%). Forecasts show there is enough capacity in the long term (87% in 2025). Old Machar Academy has a capacity of 69%. Forecasts show it is likely to go overcapacity in 2024 (102%). It is noted however that the school capacities are not applicable for a development of this type.
Other Constraints	3	No other constraints.

B0204 – Aberdeen Innovation Park

SITE NUMBER: B02/04		NAME of SITE: Aberdeen Innovation Park	
Nature of the proposal:	The proposal is seeking for the range of uses permitted at the Innovation Park to be increased to include Class 2, 3, 8, 10 and 11 Uses with Class 1 Shops and Class 9 Houses being considered. Change of policy also proposed.		
Checklist Score:	54		
Constraints:	Land use conflict		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The introduction of new uses has the potential to erode the specialist nature of the business park. However, certain uses would be considered more appropriate than others and would not conflict with the existing land uses. The business park currently has 5no undeveloped sites in Campus 1, and the recent oil downturn has had a negative impact on demand for class 4 office space. However, the same could be said for industrial uses. This is a high-quality business park in an attractive wooded area with residential areas close by. The current Specialist Employment zoning is therefore appropriate.</p>			

Criteria	Score	Justification
Exposure	3	The site is surrounded by mature trees and has good shelter from northerly winds.
Aspect	3	Majority of the site is south facing.
Slope	3	Site is generally flat.

Flood risk	2	SEPA flood maps show there is little risk of flooding on the site. To the west, east and south east of the site, it is identified that there is a 10% chance of flooding happening in any one year as a result of surface water. However, no previous flooding incidents have been recorded.
Drainage	3	Site is freely drained.
Built / Cultural Elements	1	One listed building present; Balgownie Lodge Category B Listed building. Records show 3no sites and monuments on site: Balgownie House (off Campus 1), Balgownie Lodge (off Campus 3) which is described as a manor/castle and Balgownie Lodge (off Balgownie Drive) which is described as a standing structure.
Natural Conservation	2	The Green Space Network Policy applies largely in the centre of the site and the western and southern boundary. There is a Priority Habitat within the site on the northern boundary. To the south of the site there is ancient and semi-natural woodland. The site falls within an area of potential bat habitat (woodland), and a bat study may be required. There is an area of Prime Landscape which runs through the center of the site. Majority of the site has already been developed on. Further development would likely result in some loss or disturbance of wildlife. NESBReC records indicate the presence of Invasive Non-Native Plant Species Rhododendron on the site and Designated Species Eurasian Red Squirrel, Peregrine, Woodcock, Swift, Bullfinch, Whooper Swan, Starling, European Otter, West European Hedgehog and Song Thrush on the site.
Landscape Features	2	Several mature tree belts around the site. New development in current undeveloped spaces on the site could likely result in some loss or disturbance of existing tree belts if not handled sensitively.
Landscape Fit	2	The site is currently in use as a specialist employment area, with a predominant use of class 4 high quality office space. There is also a nursery on site. Because development already exists within the site, any new development is unlikely to have a significant impact on the current landscape. However, introduction of further uses has the potential to erode the specialist employment nature of the business park.
Relationship to existing settlement	3	Site is already within the residential area of Balgownie/Bridge of Don.

Land Use Mix / Balance / Service Thresholds	3	The proposal seeks to bring more of a mix of uses to the Aberdeen Science and Technology Park, including shops and businesses which would potentially benefit the wider area.
Accessibility	3	The nearest bus stop is less than 150m away at Balgownie Drive. Bus route 1 travels along this route to Bridge of Don and the city centre.
Proximity to facilities - shopping / health / recreation.	3	Balgownie Community Centre is less than 800m away. Bridge of Don Library, Scotstown Primary School and the local Co-op are located 800m away. There is a childcare facility within the business park.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 12 runs through the center of the site, linking the site to bridge of Don and Balgownie Drive. There is an on-road cycle lane just to the south of the site, which links Grandholm Grove to Balgownie Drive.
Proximity of employment opportunities.	3	The Bridge of Don Industrial Estate-South is located 900m away. The nature of the site as a Specialist Employment Area means that there are already employment opportunities on site, and the proposal would likely generate more employment opportunities in its' own right.
Contamination	2	There are three areas of the site (one in the north, one in the east and one in the south) identified as being potentially contaminated. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.
Land Use Conflict	1	Introduction of a wide range of uses in what is a Specialist Employment Area has the potential to erode the current class 4 uses. It is worth noting, however, that there is an existing café and nursery use within the business park.
Physical Infrastructural Capacity	3	Site is fully serviced in terms of water and electricity, gas and sewage.
Physical Infrastructure Future	3	No anticipated constraints.

Service Infrastructure Capacity	3	Site lies within Braehead Primary and Bridge of Don catchment areas. Braehead Primary is presently within capacity (82%) and will remain so in the long term (86% capacity forecasted for 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the nature of the proposal education capacity would not be applicable.
Other Constraints	3	No additional known constraints.

B0205 – Aberdeen Energy Park

SITE NUMBER: B02-05		NAME of SITE: Aberdeen Energy Park
Nature of the proposal:	<p>Change zoning to Policy B1 Business and Industrial Land. Increase range of uses to include Class 2, 3, 7, 10 and 11 Uses with Class 1 Shops being considered on its individual merits.</p> <p>The policy should also state that the restriction requiring that supporting business uses should be aimed primarily at meeting the needs of businesses and employees within the area will not apply to the Energy Park</p>	
Checklist Score:	54	
Constraints:	Land use conflict	
Recommendation:	Undesirable	
Justification:		
<p>The business park currently has 16.4ha of undeveloped land, most of which is located on the Energy Park extension area (zoned as OP3 – Findlay Farm/Murcar in the 2017 ALDP). While certain uses may be considered appropriate in the business park, it is likely that the introduction of new uses would erode the specialist nature of the business park over time. The recent oil downturn has had a negative impact on demand for class 4 office space. However, the same could be said for industrial uses. This is a high-quality business park in an attractive coastal setting alongside a golf course. In addition, adjacent site OP13 AECC Bridge of Don is zoned for mixed use and is likely to come forward for residential elements. Rezoning this site would impact on the amenity of future residential uses. The current Specialist Employment zoning is therefore considered to be appropriate.</p>		

Criteria	Score	Justification
Exposure	3	The site is surrounded by semi mature trees and has good shelter from northerly winds.
Aspect	3	Site is south facing.
Slope	3	Site is relatively flat.
Flood risk	2	No known risks of natural or man-made flooding on the site. However, it is in close proximity to the coast and may be vulnerable to future changes in climate, for example extreme weather events and storm surges.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No known built or cultural heritage constraints.
Natural Conservation	3	No significant nature conservation constraints on the site. Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and Green Space Network. NESBReC records indicate the presence of Designated Species Linnets, Eiders, Peregrines, Redwings, Slender Trefoils, Bramblings, Spotted Flycatchers, Song Thrushes, Lapwings, Swifts and Dunnocks on the site.
Landscape Features	2	According to the Landscape Character Assessment, the western part of the site is classified as urban, the eastern is coastal and the north is open farmland. Most of the site (west and north) is also identified as prime landscape.
Landscape Fit	2	The site is currently in use as a specialist employment area, with a predominant use of class 4 high quality office space. Because development already exists within the site, any new development is unlikely to have a significant impact on the current landscape. Suggested uses Class 1, 2, 3, 7, 10 and 11 would largely fit into the surrounding landscape which is specialist employment, surrounded by business and industrial to the north and south. There is a likelihood however, that introduction of further uses has the potential to erode the specialist employment nature of the business park.

Relationship to existing settlement	3	Site is next to the former Aberdeen Exhibition Conference Centre and within the Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Proposed uses would introduce new uses to the Science and Energy Park including shops and businesses leading to a greater mix.
Accessibility	3	First Bus 1B goes along Parkway East – within 400m of the site. Additional bus routes (1B, 40, 54, 54A, 60, 61) run along Ellon Road – this bus stop is approximately 550m from the site.
Proximity to facilities - shopping / health / recreation.	3	Site is 700m from Denmore commercial centre and directly adjacent to the Aberdeen Exhibition Conference Centre.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are footpaths within the site along Claymore Drive. Core Path 107 (Dubford Road to Ellon Road) is just over 800m away.
Proximity of employment opportunities.	3	The former Aberdeen Exhibition Conference Centre is located adjacent to the site. The nature of the site as a Specialist Employment Area means that there are already employment opportunities on site, and the proposal would likely generate more employment opportunities in its' own right.
Contamination	1	Some contamination is present on site at Silverburn Lodge, Weatherford Research Facility and several other buildings to the west of the site. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.
Land Use Conflict	1	Introduction of a wide range of uses in what is a Specialist Employment Area has the potential to erode the current class 4 uses. It would also potentially impact negatively on the amenity of adjacent OP13 which is zoned for mixed uses with residential elements.
Physical Infrastructural Capacity	3	No known constraints.

Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is currently within capacity (68%) and will still be within capacity in the long term (78% capacity in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the nature of the proposal education capacity would not be applicable.
Other Constraints	2	The site is located next to the Royal Aberdeen Golf Course.

B0206 – AECC Proposed Recycling Centre

SITE NUMBER: B02-06		NAME of SITE: AECC Proposed Recycling Centre
Nature of the proposal:	Remove recycling centre from the AECC site proposals or located away from Aberdeen Energy Park as per Option 2 in the approved AECC Bridge of Don Development Framework 2014. The land at the AECC site immediately adjacent to the Energy Park would be more appropriately used for business and office use.	
Checklist Score:	59	
Constraints:	Finding an alternative suitable location	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The Aberdeen City Waste Strategy 2014 - 2025 notes the replacement of the current recycling facility on Scotstown Road as a key priority. The AECC Development Framework was approved and adopted as supplementary guidance to the 2017 ALDP. The Framework presents two options to locate the recycling centre within the site. Option 2 locates the recycling centre along Ellon Road and Option 3 locates it at the north-eastern corner opposite the Aberdeen Energy Park. There is a lack of viable alternatives in the Bridge of Don area.</p>		

Criteria	Score	Justification
Exposure	2	There is a tree belt to the south and east giving reasonable shelter from northerly winds.
Aspect	3	Site is south-east and south-western facing.

Slope	3	The site is predominantly flat with the southern part slightly sloping upwards.
Flood risk	3	No known risks of natural or man-made flooding on the site.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No known built or cultural heritage constraints.
Natural Conservation	2	Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and surrounded by Green Space Network to the east and south. NESBReC records indicate the presence of Bats recorded on this site and Designated Species Grey Partridge, Kestrel and Red-Backed Shrike on the site.
Landscape Features	3	The western half of the site is classified as urban built up area and the eastern side is classified as coastal in the Landscape Character Assessment. The site has several mature tree belts to the south. The proposal seeks to remove reference to the recycling centre removed from the existing allocation (OP3 – AECC Bridge of Don) in the 2017 ALDP. It would therefore result in no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	3	Proposed use is to remove the proposed recycling centre which is part of an existing allocation and has not yet been built. Removal of this reference would be unobtrusive to the surrounding landscape.
Relationship to existing settlement	3	Site is located within the Bridge of Don area and is reasonably close to Aberdeen city centre.
Land Use Mix / Balance / Service Thresholds	2	Site is adjacent to Aberdeen Energy Park. Removal of the proposed recycling facility and retaining the site solely for business and employment use would sit well with the existing surrounding uses. It would however not contribute towards a balance of land uses.
Accessibility	3	First Bus 1B goes along Parkway East – within 400m of the site. Additional bus routes (1B, 40, 54, 54A, 60, 61) run along Ellon Road – this bus stop is approximately 570m from the site.

Proximity to facilities - shopping / health / recreation.	2	There is an existing hotel within the site. Denmore commercial centre is a little over 1km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths along eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road. Core Path 18 (Murcar Beach) is located 650m east from the site.
Proximity of employment opportunities.	3	Site borders the Aberdeen Science and Energy Park .
Contamination	3	No known contamination issues.
Land Use Conflict	3	Development would not pose any land use conflict with current uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is currently within capacity (68%) and will still be within capacity in the long term (78% capacity in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the nature of the proposal education capacity would not be applicable.
Other Constraints	3	No other known constraints.

B0207 – OP9 Grandhome

SITE NUMBER: B02/07		NAME of SITE: OP9 Grandhome
Nature of the proposal:	Residential (7,000 units), Mixed-use, Retail, Employment (5ha)	
Checklist Score:	47	
Constraints:	Woodland, Accessibility, Proximity to facilities	
Recommendation:	Desirable	
Justification:		
<p>The site is allocated as an opportunity site in the extant 2017 Aberdeen Local Development Plan for residential development (7,000 units), mixed-use, retail and employment use. It was carried forward from the previous 2012 Aberdeen Local Development Plan and is already at an advanced stage in terms of planning consents and masterplans. Residential development has commenced on the site and the 2018 Housing Land Audit provides programming over the next ten-year period. It is preferable to retain the site for residential, mixed-use, retail and employment use because there are relatively few planning and topographical constraints within the site itself. The scale of the site means that existing constraints such as woodland and shelterbelts can be maintained and even enhanced. The scale of development would mean that it can support its own public transport infrastructure as well as services and facilities such as a new town centre, schools and employment land.</p> <p>The site is subject to an approved Development Framework that was approved as supplementary guidance to the 2017 Aberdeen Local Development Plan. The site is also subject to an approved planning permission in principle (P131535) for mixed-use development comprising: upto 4,700 homes, town and neighbourhood centres, (including (including commercial, retail, leisure and hotel uses), employment land (circa. 5 hectares), community facilities, energy centre, open space/landscaping, and supporting infrastructure, including access in line with the first two Phases of the previous Local Development Plan 2012. This Planning Permission in Principle was granted in February 2015 with legal agreement to ensure the necessary developer obligations are secured. In addition, the site is subject to approved Matters in Specified Conditions (P161702) for 70 residential units which was approved in June 2017, and 171436/MSC for 69 residential units which was approved in April 2018. Additional applications for Matters Specified in Conditions have been approved between 2015 and 2018 for various requirements such as drainage, access and infrastructure.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds with several tree belts around.
Aspect	2	Large site that is North/South/East/West facing
Slope	2	Site has a varied topography, with the site sloping most steeply in the west, where it incorporates part of the east bank of the Don Valley.
Flood risk	2	According to SEPA Flood Risk Maps, there is a 10% chance of flooding happening in any one year, largely as a result of surface water at the south of the Site. One flooding incident (surface run-off) has been recorded on the east of the site dating back to 2005-2007. The River Don runs quite close to the western boundary of the site.
Drainage	2	Due to the large nature of the site, there is varied drainage. The north and west of the site are freely drained. The south contains small pockets of poorly drained areas.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. Construction of residential development has commenced.
Natural Conservation	2	<p>Pockets within the site, largely around the outside of the site, fall within an area of potential bat habitat (woodlands) and a bat study may be required.</p> <p>There are two Local Nature Conservation Sites are just outside the northern boundary – Grandhome Moss (Site No. 23) and Stoneyhill Wood (Site No.24). Additionally, the River Don Corridor (Site No. 9) runs just outside the western boundary. Clerkhill Forest in the centre of the site is a woodland noted in the Open Space Audit.</p> <p>Parts of the site sit within the Green Space Network – it bounds pretty much all the site and runs through the central belt as well as a belt running North to South. There are two pockets of Priority Habitats on the site – one to the north and another to the center. The south of the site sits within Prime</p>

		<p>Landscape (Dyce Valley). There are three pockets (north, south and centre) within the site that are identified as areas of ancient woodland.</p> <p>NESBReC records indicate the presence of Invasive Non-Native Plant Species Japanese Knotweed in the area and Designated Species Wild Pansy, Large-flowered Hemp-nettle, Redwing, Eurasian Red Squirrel, Coralroot Orchid, Peregrine, Yellowhammer, Starling, Linnet, Swift, Skylark and Curlew. Locally Important Species Eurasian Water Shrew has also been identified on the site.</p>
Landscape Features	2	Site is surrounded by Green Belt. The northern section of the site is classed as Wooded Farmland. The South of the site is classed as a valley. Cothill cottages sit to the west of the site, and Whitestripes Farm sits to the north.
Landscape Fit	2	The higher parts of the site can be seen from elsewhere in the city. As the A92 runs just south of the site, it is likely that these higher areas will be visible to traffic along this road.
Relationship to existing settlement	2	The site would be well integrated with the existing suburb of Middleton Park located to the east of the site. The residential area of Danestone sits just to the south of the site, however the A92 (The Parkway) separates them.
Land Use Mix / Balance / Service Thresholds	3	The development proposes a mix of housing (7000 units), 5ha of employment land, mixed use development as well as retail, thus providing a balance of different uses.
Accessibility	1	The closest bus stop is on Whitestripes Avenue (1.13km away from the center of the site), with First Bus services 8/8A/N1 stopping here. Just off Whitestripes Avenue is Valentine Road (1.43km away from the center of the site), with First Bus services 8 and 8A stopping here. These services are only on the eastern side of the site, with the western side remaining quite isolated in terms of accessibility. As the site develops, it is likely that new services will emerge.
Proximity to facilities - shopping / health / recreation.	2	The nearest shopping facilities are located at Tesco Extra at Danestone to the south of the site (1.16km), however this would be quite difficult to access as pedestrians would have cross the busy A92. Asda Middleton Park Superstore is located to the east of the site (1.5km). The development does however propose to provide retail onsite. The closest medical center is Danestone Medical Practice

		<p>(1.15km) which is south of the site. The nearest schools are Old Machar Academy (1.61km), Bucksburn Academy (2.37km) and Danestone School (1.34km).</p> <p>The proposal includes its own retail/neighbourhood centres within the site.</p>
Direct footpath / cycle connection to community and recreation facilities and resources.	2	To the southeast of the site, Core Path 26 runs along a small part of the site boundary (Jesmond Drive to Grandhome Drive). This is also a dual use path/pavement (Whitestripes Road: The Parkway – Whitestripes Avenue). Towards the northeast of the site, Core Path 16 (Whitestripes to Perwinnes Moss) runs from slightly within the site boundary, along Carrot Belt and connects to Core Path 13 (Brig O’Balgowine to Ashwood), which is also a dual use path/pavement.
Proximity of employment opportunities.	3	There are business and industrial areas to the west of the site at Stoneywood (1.37km). The closest district center is at Danestone (1.26km). The development proposal includes 5ha of employment land.
Contamination	2	Records show a large proportion land to the east of the site is contaminated. There are also pockets of potentially contaminated land to the center of the site (Upper Bonnyside), the east (Laverockbraes Old Quarries), the west (land at Cothill Sand Pit) and southwest (Persley/Hall’s Quarry).
Land Use Conflict	2	According to the NATS – Perwinnes Safeguarding, the site has notifiable development heights: Structures, erections and Works exceeding 15 meters in Height.
Physical Infrastructural Capacity	2	Connections to services are in place given the existing development on and around the site.
Physical Infrastructure Future	3	According to Think Broadband, there is fiber and superfast broadband available in the site area.
Service Infrastructure Capacity	3	The development proposes to build 3 primary schools and an academy to service the development. However, the interim school catchment areas are Danestone School (Primary), Old Machar Academy (east of the site) and Bucksburn Academy (west of the site). Danestone School – 2018 figures indicate that the school is currently under capacity (69%). It will remain within capacity in the long term – 2025 forecasts show it will be at 89% capacity.

		<p>Old Machar Academy – 2018 figures indicate that the school is currently under capacity (69%). It is forecasted to be overcapacity in 2024 (102%) with this increasing to 107% by 2025.</p> <p>Bucksburn Academy – 2018 figures indicate that the school is currently under capacity at 87%. However, it will be overcapacity in 2020 (101%) with this increasing significantly to 135% by 2025. Capacity is likely to be available once the new school at Countesswells is developed.</p>
Other Constraints	3	No other known constraints.

B0208 – WTR Site

SITE NUMBER: B02/08		NAME of SITE: WTR Site
Nature of the proposal:	Residential (20 flats)	
Checklist Score:	54	
Constraints:	Accessibility, Proximity to facilities	
Recommendation:	Desirable	
Justification:		
<p>The site has generally scored well in most of the criteria. It is relatively low-lying with little risk of flooding and good drainage. The site is brownfield with shed type buildings and its redevelopment would not result in any significant loss of landscape features. A constraint for the site is accessibility with the closest bus stop being located within the nearby Dubford development with other services some distance away. However, this is a small-scale proposal on a brownfield site immediately adjacent to the largely complete Dubford development and it should be relatively straightforward to provide direct pedestrian access into Dubford. The site makes little or no contribution to Green Belt objectives. On balance it is considered that a limited housing development on this site would be acceptable.</p>		

Criteria	Score	Justification
Exposure	2	There is little shelter from northerly winds through topography or vegetation. The site is however, fairly low lying and flat.
Aspect	2	This is a flat site, albeit part of a northerly facing slope
Slope	3	This is a flat site.

Flood risk	3	The site is not currently identified as at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to the area at risk of flooding from the Burn of Mundurno and surface water flooding on the opposite side of the Sheilhill Road. The site is slightly elevated from these areas.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	No constraining built or cultural elements on the site. Some evidence of a military structure on the SMR record.
Natural Conservation	3	The site is adjacent to a Local Nature Conservation Site (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site. It is identified as being areas of potential bat habitat. However, despite its position in the wider network, the site itself is brownfield and of little natural interest.
Landscape Features	3	This site is already developed with shed type buildings and hard standing. Redevelopment would not result in any significant loss of landscape features.
Landscape Fit	2	The site is highly visible from the Sheilhill Road and it is visible from the minor Leuchlands Road to the north. Its low-lying position means that there should not be any significant impact on the wider area.
Relationship to existing settlement	3	The site is reasonably well related to the new Dubford development with a strip of open space separating the two.
Land Use Mix / Balance / Service Thresholds	2	Housing proposed adjacent to a predominantly residential area. Limited likelihood of attracting new facilities.
Accessibility	1	The closest bus stop is approximately 515m away within the Dubford development. First Bus routes 8 and 20 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Torry. Although the bus stop is relatively close, this would present a challenge as there is no direct access to the bus stop via footpath along the main road. Access would be via Perwinnes Moss and Scotstown Moor Core Paths and through the Dubford development.

Proximity to facilities - shopping / health / recreation.	2	Site is approximately 1km from Denmore Commercial centre. Old Machar Medical Practice, Old Machar Academy and the Jesmond Centre are approximately 1.7km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The Perwinnes Moss Core Path leads directly to the site. It also adjoins the Scotstown Moor Core Path located about 400m south of the site. There are no cycle paths.
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.
Contamination	3	The area is adjacent to an area of general quarrying but given that it has been built on there are unlikely to be any issues.
Land Use Conflict	3	Residential uses are proposed adjacent to a residential area so there is no conflict anticipated.
Physical Infrastructural Capacity	3	The proposer has indicated that there are no significant constraints in terms of water, gas and electricity.
Physical Infrastructure Future	3	Proposal indicates there are no significant constraints in terms of broadband connections.
Service Infrastructure Capacity	2	Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.
Other Constraints	3	None anticipated.

B0209 – West Dubford

SITE NUMBER: B02/09		NAME of SITE: West Dubford
Nature of the proposal:	Residential (61 units)	
Checklist Score:	47	
Constraints:	Nature Conservation, Landscape fit	
Recommendation:	Undesirable	
<p>Justification:</p> <p>Development on the site would intrude into the surrounding landscape and would significantly impact upon the Scotstown Moor/Perwinnes Moss Local Nature Conservation Site. The area is well used by residents for recreation purposes and its development would interfere with this. Development would also result in the loss and disturbance of wildlife habitat and species in the LNCS. The site is elevated and has views onto the North Sea and residential development in this location would be prominent to the surrounding Dubford development. It is therefore considered undesirable for development.</p>		

Criteria	Score	Justification
Exposure	1	There is little shelter from northerly winds through topography or vegetation. The site is elevated, north facing and exposed.
Aspect	1	North facing
Slope	2	Gentle, north facing slope (gradient approx 1:18). However, there are much steeper sections to the north and east of the site.

Flood risk	3	The site is not currently identified as at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to the area at risk of flooding from the Burn of Mundurno and surface water flooding on the opposite side of the Sheilhill Road. The site is well elevated from these areas.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	No constraining built or cultural elements on the site. Some evidence of military structures (WW2) to the south of the area on the SMR.
Natural Conservation	1	<p>The entirety of the site is covered by a Local Nature Conservation Site designation (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site.</p> <p>The site is largely covered in gorse scrubland, and there is likely to be some loss or disturbance of wildlife habitat or species. Identified as priority habitat HE1 European dry heath. Parts of the site are identified as being areas of potential bat habitat. Designated species identified for this site (with 100m buffer) by NESBReC are Sky Lark, Small Heath, Common Snipe, Kestrel, Bullfinch, Swift, Yellowhammer, Small Pearl-bordered Fritillary and the Lesser Butterfly Orchid. Locally Important Species identified on the site include the Eurasian Water Shrew. There are records of Invasive Non-Native Plant Species Japanese Knotweed and Giant Hogweed on the site. Protected species may be an issue.</p>
Landscape Features	2	The current land cover is scrub and gorse which is a distinctive feature of the area. There is no likely loss or disturbance of and trees, woods or stone walls.
Landscape Fit	1	The site is prominent in the surrounding landscape, with the land rising to the south meaning that any development would be clearly seen from surrounding roads and the development at Dubford.
Relationship to existing settlement	3	The site is reasonably well related to the new Dubford development with a strip of open space separating the two.

Land Use Mix / Balance / Service Thresholds	2	Housing proposed adjacent to a predominantly residential area. Limited likelihood of attracting new facilities.
Accessibility	2	The closest bus stop is approximately 500m away within the Dubford development. First Bus routes 8 and 20 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Torry. Although the bus stop is relatively close, this would present a challenge as there is no direct access to the bus stop via footpath along the main road. Access would be via Perwinnes Moss and Scotstown Moor Core Paths and through the Dubford development.
Proximity to facilities - shopping / health / recreation.	2	Site is approximately 1km from Bridge of Don Retail Park. Old Machar Medical Practice, Old Machar Academy and the Jesmond Centre are approximately 1.6km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The Scotstown Moor Core Path located less than 100m south of the site. There are no cycle paths.
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.
Contamination	3	The area is adjacent to an area of general quarrying but given that it has been built on there are unlikely to be any issues. There is some evidence of ground disturbance or minor quarrying on site.
Land Use Conflict	3	Residential uses are proposed adjacent to a residential area so there is no conflict anticipated.
Physical Infrastructural Capacity	3	The proposer has indicated that there are no significant constraints in terms of water, gas, electricity.
Physical Infrastructure Future	3	Proposal indicates there are no significant constraints in terms of broadband connections.

Service Infrastructure Capacity	2	<p>Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024.</p> <p>Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment.</p>
Other Constraints	2	<p>The area is very well used for informal recreation as evidenced by the number of footpaths and tracks through it.</p>

B0210 – Mundurno

SITE NUMBER: B02/10		NAME of SITE: Mundurno
Nature of the proposal:	Residential (1,000 units), Mixed-Use, Retail, Other. Site is 71ha and will be developed by SMH. Local centre has been identified for mixed-use development: retail, health, class 4, community uses and apartments.	
Checklist Score:	44	
Constraints:	Green Belt, Landscape fit, Relationship to existing settlement,	
Recommendation:	Undesirable	
Justification:		
<p>The site is split up into two parts for assessment purposes. Part A is to the west of the B999, and part B is to the east of the B999. The site performs Green Belt functions by contributing to the identity and landscape setting of the city and preventing coalescence between Bridge of Don and Potterton. Development on the site would introduce alien elements into a landscape which has the character of open farmland and would diminish the setting of the standing stone and Mundurno Farmhouse. The site's development would also threaten the Green Space Network corridor role of the site between the coast and important natural heritage areas to the west.</p> <p>The site is isolated from the existing settlement of Denmore by distance, the busy B999 and topographical changes. Local Primary schools could not cater for the demand generated by a development of this size, thereby necessitating a new school. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel. Non-motorised linkages to other areas outwith the site would require substantial improvements to provide a realistic, safe and attractive alternative to cars. The site was considered during the Examination into the 2012 and 2017 LDPs. The reporters concluded that current Green Belt boundaries along the B999 and Shielhill Road are robust and defensible, and that the Green Belt status of the land at Mundurno is appropriate and contributes to the landscape setting of Aberdeen. Such extensive development would intrude into the open countryside and have an</p>		

unacceptable impact on the landscape setting of the city. It is considered that the Green Belt status of Mundurno is still appropriate therefore making this site undesirable for development.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	Part A contains three fields with no vegetation. The northern two fields descend gently towards the south, but are exposed due to their elevated location. The southern field is more protected from northerly winds by its steeper south facing slope. Part B contains some vegetation around Mundurno farmhouse and buildings, which is the highest part of the site. Only the field immediately to the south of the farmhouse and the land between the industrial area and the A92 would be sheltered from northerly winds.
Aspect	2	Part A is mainly flat, but more steeply south facing towards the southern end. Part B is mainly east facing.
Slope	2	Around 10% of the whole site has slopes greater than 1 in 10, focused at the southern end of part A and to the west of the farmhouse in part B.
Flood risk	2	No risks on part A. Part B contains three ponds, one of which is more formal in nature, the others arising from site drainage on the lower ground. The land between the industrial area and the A92 is partially waterlogged as it is low lying relative to surrounding ground.

Drainage	2	The land between the industrial area and the A92 is partially waterlogged. Including other areas on the site, areas with poor drainage would account for around 5% of the whole site.
Built / Cultural Elements	2	Part A contains a Standing Stone – once part of a stone circle (NJ91SW 0006). Part B contains the site of a Motte (NJ91SW 0024) and Mundurno farmhouse (NJ91SW 0097). There are 4-Mile stones to the west of the site on the B999 (NJ91SW 0347) and to the east of the site on the old Ellon Road (NJ91SE 0017).
Natural Conservation	2	<p>The most substantial tree growth has occurred around the farmhouse. There is also some vegetation adjacent to the A92 junction and within the north strip of land to the north-west of the junction.</p> <p>The southern part of the site – together with the land surrounding the Mill of Mundurno – forms an orbital corridor of Green Space in recognition of the function of this land in linking the primary landscape element and Local Nature Conservation Site of the coastal strip and the Perwinnes Moss/ Scotstown Moor Site of Special Scientific Interest (SSSI), Local Nature Reserve and Local Nature Conservation Site, and Corby and Lily Lochs SSSI to the west and north-west of Mundurno.</p> <p>The site is an area of potential bat habitat and NESBReC records indicate the presence of Soprano Pipistrelle bats on the site. Other designated species recorded for this site are: Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer among others. There are records of Invasive Non Native Plant Species Giant Hogweed in the area. Protected species may be an issue.</p>
Landscape Features	2	The cluster of mature trees surrounding Mundurno farmhouse is a strong feature in the landscape, made more prominent by the open character of the surrounding fields.

Landscape Fit	1	The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A92 and the B999, makes the site particularly sensitive to development. Views of the North Sea are also visible eastwards from part A of the site. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'.
Relationship to existing settlement	1	The rising land sets it apart from the existing residential and industrial area of Denmore, which terminates on falling ground. The logical extent of growth in this area would be the Shielhill Road/ Mundurno Burn, and the B999. The B999 would sever this site from the existing settlement of Denmore, and due to the differing topography, would make this visually and functionally a new settlement.
Land Use Mix / Balance / Service Thresholds	2	A mixture of uses proposed, but no nearby existing shopping or community facilities. The site is close to existing industrial areas.
Accessibility	2	The nearest bus stops are just under 800m away on the B999 and the A92 Ellon Road. Stagecoach bus routes 290/291 run along the B999 to Tarves and Methlick, and also travel into Aberdeen city centre. There are hourly Stagecoach buses (60/62/63/67/68) on the A92 to Ellon, Mintlaw and Fraserburgh and two hourly buses to Ellon and Peterhead, each of which travel into Aberdeen city centre. However, there are few safe opportunities to cross the A92 dual carriageway to the city bound bus stop.
Proximity to facilities - shopping / health / recreation.	1	Bridge of Don Retail Park is just under 800m away. Braehead Way has the closest medical centre at 2.9km. Greenbrae Primary School is 1.9km and OldMachar Academy is 2.5km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on the B999. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.

Proximity of employment opportunities.	3	The Denmore Industrial Area is within 400 metres of the southern section of the site, and the northern extension to the Science and Energy Park and the Core, Murcar will be within 1.6km from the site, on the other side of the A92 dual carriageway.
Contamination	2	Quarrying of sand and gravel have taken place extensively to the north of the site, and landfill operations have taken place on land immediately to the north of the site at Hill of Tramaud. Suitable protective measures could protect the development option site from possible leaching from the landfill site. Former quarry holes within the development option site may have been used for dumping of various materials, and full ground investigations would be needed to safeguard against contamination on the site. Part of the site has been used for landfilling and as a pre-cast concrete works, and a range of contaminants have been found at this area. Contaminants include asbestos, domestic and commercial and industrial waste. Elevated levels of ground gases have also been detected in this area. The site is also in close proximity to the former Hill of Tramaud Landfill site. There is therefore the likelihood of some contamination. If the site was to be redeveloped, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017 and a detailed risk assessment.
Land Use Conflict	3	Predominantly residential proposal adjacent to an existing residential area.
Physical Infrastructural Capacity	3	No known constraints to infrastructural capacity.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.
Other Constraints	3	None known

B0211 – Newton of Mundurno

SITE NUMBER: B02/11		NAME of SITE: Newton of Mundurno
Nature of the proposal:	Residential (1,000 units), Mixed-Use, Retail, Other. Site is 130ha and will be developed by SMH. Local centre has been identified for mixed-use development: retail, health, class 4, community uses and apartments.	
Checklist Score:	43	
Constraints:	Green Belt, Landscape fit, Accessibility, Relationship to existing settlement, Proximity to facilities	
Recommendation:	Undesirable	
Justification:		
<p>The site performs Green Belt functions by contributing to the identity and landscape setting of the city and preventing coalescence between Bridge of Don and Potterton. Development on the site would introduce alien elements into a landscape which has the character of open farmland.</p> <p>The site is isolated from the existing settlements of Denmore by distance, the busy B999 and topographical changes. In addition, development on the site would be interrupted by the B999 and AWPR. Local Primary schools could not cater for the demand generated by a development of this size, thereby necessitating a new school. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel. Non-motorised linkages to other areas outwith the site would require substantial improvements to provide a realistic, safe and attractive alternative to cars.</p> <p>The site is visible from areas of the city to the south, and from those travelling along the B999 and AWPR. It is felt that the current Green Belt boundaries along the B999 and AWPR are robust and defensible, and that the Green Belt status of the land at Newton of Mundurno is</p>		

appropriate and contributes to the landscape setting of Aberdeen. Such extensive development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	Most of the fields both on the east and west of the B999 contain limited vegetation and are very exposed. There are few woodland belts that would provide minimal protection from northerly winds.
Aspect	2	Site gently slopes and fields both to the east and west of the B999 are mainly east facing.
Slope	2	Most of the site gently slopes and is formed by a series of low rising hills. There are small pockets of steeper areas to the north.
Flood risk	2	There are records of previous surface water flooding in small pockets across the site. The Blackdog Burn runs to the northeast of the site and has a 0.5% (medium) chance of flooding in any one year.
Drainage	3	Site is freely drained. There were no drainage issues present on the site visit.
Built / Cultural Elements	2	Cranfield Farm consisting of several steadings is located to the west of the B999 (394230, 814113). The farm has planning permission (P150148) to form 7no dwellings.

Natural Conservation	2	There are several tree belts along the B999, along the AWPR and limited vegetation and field boundaries between some of the fields. Japanese knotweed has been recorded within 100m of the site. Protected species may be an issue. The site is an area of potential bat habitat therefore a bat survey may be required. Other designated species recorded for this site are: Lapwing.
Landscape Features	2	The cluster of trees along the B999 and along the AWPR are a strong feature in the landscape, made more prominent by the open character of the surrounding fields. The entire site is classified as open farmland. The eastern part of the site is also classified as Prime Landscape in the Landscape Character Assessment.
Landscape Fit	1	The open character of the fields on the site, with views across the site possible from the B999 and the AWPR makes the site particularly sensitive to development. Views of the North Sea are also visible when looking eastwards across the B999. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'.
Relationship to existing settlement	1	Dubford residential development is approximately 1km from the southernmost part of the site. Potterton in Aberdeenshire is less than 800m from the most northern point of the site. The B999 would sever this site from the existing settlement of Dubford and Denmore, and due to the differing topography, would make this visually and functionally a new settlement. Also, both the B999 and the AWPR would disconnect development on the site.
Land Use Mix / Balance / Service Thresholds	2	A mixture of uses proposed, but no nearby existing shopping or community facilities.
Accessibility	1	The nearest bus stops are within 800m from the centre of the site on the B999. Stagecoach bus routes 290/291 run hourly along the B999 to Tarves and Methlick, and also travel into Aberdeen city centre.
Proximity to facilities - shopping / health / recreation.	1	Bridge of Don Retail Park is just over 2km away. Braehead Way has the closest medical centre at 3.4km. Greenbrae Primary School is 2.6km and OldMachar Academy is 2.9km away.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no pedestrian facilities on the B999. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.
Proximity of employment opportunities.	3	The Denmore Industrial Area is within 1.3km of the southern section of the site.
Contamination	3	No records of contamination on the site.
Land Use Conflict	2	Predominantly residential proposal within the Green Belt and disconnected to existing residential areas.
Physical Infrastructural Capacity	3	No known constraints to infrastructural capacity.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this. However, a new primary school is proposed within the development.
Other Constraints	3	None known

B0212 – AECC (OP13)

SITE NUMBER: B02-12		NAME of SITE: AECC (OP13)
Nature of the proposal:	Retail – 17,000m2 Reuse of existing Conference Centre (excluding Arena) for community and religious use (Class 10) and/or assembly and leisure use (Class 11) – 7000m2	
Checklist Score:	58	
Constraints:	Town Centre First Principle	
Recommendation:	Class 10 and 11 uses – Desirable. Retail - Undesirable	
Justification:		
<p>This site is allocated for mixed-use development in the 2017 ALDP – to accommodate the expansion of the Park and Choose and for a household waste recycling centre as well as housing and employment uses. The site was previously in use as the Aberdeen Exhibition Conference Centre. The principle of development is therefore accepted. What is being assessed here is whether a mix of a large retail development and class 10 and 11 uses would be suitable as part of the mixed-use development. The 2019 Aberdeen City and Aberdeenshire Retail Study does not identify any quantitative deficiency of retailing other than in some of the larger expansion areas identified around Aberdeen and Grandhome, Newhills and Countesswells/West Aberdeen. This suggests that there is no need for further retail provision on this site. A large retail development here would be contrary to the town centre first principle and would have unacceptable impacts on existing retail and commercial centres, including Aberdeen City Centre.</p> <p>The site is also being promoted for Class 10 and 11 uses in some of the existing buildings and facilities. This element of the proposal is likely to be acceptable. However, the retail element is unlikely to be supported due to its potential impact on the existing retail hierarchy.</p>		

Criteria	Score	Justification
Exposure	2	There is a tree belt to the south and east giving reasonable shelter from northerly winds.
Aspect	3	Site is south-east and south-western facing.
Slope	3	The site is predominantly flat with the southern part slightly sloping upwards.
Flood risk	3	No known risks of natural or man-made flooding on the site.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No known built or cultural heritage constraints.
Natural Conservation	2	Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and surrounded by Green Space Network to the east and south. Bats have been recorded on site therefore a bat survey may be required. Other designated species are: Grey Partridge, Red-backed Shrike, Kestrel.
Landscape Features	2	The western half of the site is classified as urban built up area and the eastern side is classified as coastal in the Landscape Character Assessment. The site has several mature tree belts to the south.
Landscape Fit	2	Development would retain the existing building Exhibition Centre and reuse it for retail (10,000m ²). It is proposed to introduce a 7,000m ² building within the parking to accommodate further retail use. This scale of additional development would have significant intrusion to the existing landscape.
Relationship to existing settlement	3	The development would be located within a mixed-use area with good connections to other business/employment and residential areas.
Land Use Mix / Balance / Service Thresholds	3	The development would contribute towards a better mix and balance of land uses because it will introduce additional retail provision, community and leisure uses to the area. There is a great possibility that it will attract new services and facilities in the area.

Accessibility	3	First Bus 1B goes along Parkway East – within 400m of the site. Additional bus routes (1B, 40, 54, 54A, 60, 61) run along Ellon Road – this bus stop is approximately 570m from the site.
Proximity to facilities - shopping / health / recreation.	2	Although Denmore commercial centre is a little over 1km away the proposed use would be for retail use.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths along eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road. Core Path 18 (Murcar Beach) is located 650m east from the site.
Proximity of employment opportunities.	3	Site borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment.
Contamination	3	No known contamination issues.
Land Use Conflict	3	There is unlikely to be any land use conflict as the site is currently allocated for mixed-use development and surrounding uses are for business/employment.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is forecast to be at 78% capacity in 2025. Bridge of Don Academy is forecast to go over capacity in 2025. However, given the nature of the proposal education capacity is not applicable.
Other Constraints	3	None anticipated.

B0213 – Shielhill North and South

SITE NUMBER: B02/13		NAME of SITE: Shielhill North and South
Nature of the proposal:	<p>Mixed-Use: 660 units (66 flats, 99 terraced, 165 semi-detached, 330 detached). Commercial incl retail (680m²), Community facility (138m²), primary school.</p> <p>Planning application reference 121292 for offices, workshop, open storage yard and erection of boundary fence was approved 24 September 2013. Planning application for change of use from mineral extraction to open storage was approved in September 2007.</p>	
Checklist Score:	51	
Constraints:	Green Belt, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
<p>Justification:</p> <p>Although a small section of the site was a former quarry, the entirety of the site forms part of an area which acts as a green space buffer between Bridge of Don and Potterton - this has the Green Belt function of helping to protect the identity of both areas. The site's development would lead to urban sprawl. It is relatively remote from existing facilities and accessibility is poor. The local high school could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel.</p> <p>The site was considered during the Examination into the 2017 LDP. The reporters concluded that the Green Belt status of the land at Shielhill is appropriate and contributes to the landscape setting of Aberdeen. Such extensive development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</p>		

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	The site is fairly high and exposed although this is slightly mitigated by the southerly slope.
Aspect	3	The site slopes to the south and south east.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn runs on the opposite side of Shielhill Road from the site. It is prone to flooding. SEPA Flood Maps show there is a low (0.1%) chance of flooding in a small pocket on the southern site of the site adjacent to Shielhill Road. Hard development would need to avoid this area. Other small pockets of surface water flooding would also need to be considered.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south. To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been

		<p>recorded within 100m of the site. A bat survey may therefore be required. Designated species may be an issue on the site. Giant hogweed has been recorded within 100m of the site.</p> <p>Green Space Network designation covers the southern part of the site.</p> <p>Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI to the north west.</p>
Landscape Features	3	The area is sparsely populated open farmland with few landscape features other than field boundaries and roads.
Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the Green Belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a much more robust Green Belt boundary than the field boundaries proposed here.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.
Land Use Mix / Balance / Service Thresholds	3	A mixture of uses proposed but mainly residential. The site is close to existing industrial areas.
Accessibility	2	<p>Access within the site is poor. The nearest bus stop is within 130m of the site's boundary on the B999. Stagecoach bus routes 290/291 run hourly along the B999 to Tarves and Methlick, and also travel into Aberdeen city centre. First Bus routes 1B, 8 and 40 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Garthdee. Note the 8 and 40 operate a low frequency service. Note there are no pavements on Shielhill Road.</p>

Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is within 1.2km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no pedestrian facilities on the B999 to the east or Shielhill Road to the south. There are no Core Paths or cycleways in the vicinity of this proposal – the nearest Core Paths are in Scotstown Moor.
Proximity of employment opportunities.	3	Denmore industrial estate and The Core Business Park are both within 1.6km of the site.
Contamination	2	<p>There are two potential areas of contamination that would need investigation at the former sand pit at Hillhead of Mundurno and Shielhill Quarry. These sites were used for sand extraction and were 'restored' by 2001. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017.</p> <p>Immediately adjacent to the south of the site lies a former sand and gravel quarry which is known to have been infilled with waste. A portion of the site to be developed to the south formed part of the quarry. If the site is to be developed this Service will require a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017.</p>
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.

Service Infrastructure Capacity	2	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 660 units, the schools would most likely not be able to cater for this.
Other Constraints	3	No known constraints.

B0214 – Shielhill South

SITE NUMBER: B02/14		NAME of SITE: Shielhill South
Nature of the proposal:	Mixed-Use Residential Development (100 units including community facilities and commercial uses.	
Checklist Score:	52	
Constraints:	Green Belt, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>Located within the Green Belt within a green space buffer between Bridge of Don and Potterton, the Green Belt function in this vicinity helps protect the identify of both areas. Development at this location would lead to urban sprawl. Although the site is within proximity to Dubford, access to public transport is still poor and existing facilities are relatively distant. Part of the site was considered during the Examination into the 2017 LDP. The reporters concluded that the Green Belt status of the land at Shielhill is appropriate and contributes to the landscape setting of Aberdeen. The current Shielhill Road is an easily identifiable and robust Green Belt boundary in this area. Residential development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</p>		

Criteria	Score	Justification
Exposure	2	Site is south-facing and with limited vegetation giving some shelter from northerly winds.
Aspect	3	South east facing with sight slopes.

Slope	3	Fairly gentle slopes.
Flood risk	2	The Mundurno Burn (located south of Shielhill Road and outwith the site boundary) is prone to flooding with indicative maps showing low risk of both surface water and river water flooding occurring at the bid site entrance. Within the site itself two areas have been identified towards the central and northern sections which are at low-high risk of surface water flooding. Hard development should avoid these areas. A flood risk assessment may be required.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	To the immediate east of the site there is a row of detached inter-war houses set at a higher level and screened by a vegetable bund. To the immediate west are disused farm/industrial buildings.
Natural Conservation	2	The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within a buffer of the site. A bat survey would be required. Other protected species are identified within, or near, the site boundary. Green Space Network designation covers the entire site. Giant hogweed has been recorded within 100m of the site. Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west.
Landscape Features	3	Site has some overgrown vegetation and field boundaries.
Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the Green Belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust Green Belt boundary. Development in this area (north of Shielhill Road) would be obtrusive into the otherwise undeveloped land around the site with no clear boundary to limit further expansion.

<p>Relationship to existing settlement</p>	<p>1</p>	<p>When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.</p> <p>Although located in close proximity to a new residential expansion area at Shielhill, it remains that there are significant accessibility constraints in the vicinity which limits the bid site from being able to be well related to the existing settlement. There are no pavements on Shielhill Road. The residential expansion area at Shielhill has no connecting roads to the original suburban area known as Dubford - a bus gate operates at Shielhill Avenue to limit through traffic. To access existing facilities requires a convoluted route through Dubford/Denmore and will likely encourage private car usage.</p>
<p>Land Use Mix / Balance / Service Thresholds</p>	<p>3</p>	<p>A mixture of uses proposed but mainly residential. The site is close to existing industrial areas and a residential expansion area immediately south of the site at Shielhill/Dubford.</p>
<p>Accessibility</p>	<p>2</p>	<p>Access to the site would be via Shielhill Road to the south. The nearest bus stop is less than 400m south at Dubford development. First Bus routes 1B, 8 and 40 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Garthdee. Note the 8 and 40 operate a low frequency service. Note there are no pavements on Shielhill Road.</p>
<p>Proximity to facilities - shopping / health / recreation.</p>	<p>2</p>	<p>Bridge of Don Retail Park is within 1km of the site but there are no direct pavements. Scotstown Moor/Perwinnes Moss is within 300m of the site. The nearest medical facilities are over 1km away. Greenbrae Primary School is over 1km away.</p>

Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on Shielhill Road to the south. There are no Core Paths or cycleways in the vicinity of this proposal – the nearest Core Paths are in Scotstown Moor, over 700m south of the site.
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.
Contamination	2	Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and while no longer in operation is still active as a concrete mixing plant/yard/lorry park and workshop. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School is forecast to be at 80% capacity in 2019. Forecasts show there may be scope for limited development. Old Machar Academy is forecast to be at 72% in 2019. Forecasts show it will go overcapacity by 2024 (102%).
Other Constraints	3	None known

B0215 – Berryhill Farm 1

SITE NUMBER: B02/15		NAME of SITE:
Nature of the proposal:	Residential (850 units) and Mixed-Use	Berryhill Farm
Checklist Score:	47	
Constraints:	Exposure, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>The majority of this site is already allocated for employment uses – the exceptions being a strip of land to the west of the golf club house and some land to the north and east of Berryhill. Although relatively close to existing facilities, the local schools could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents’ need to travel.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p style="color: red;">On 21 January 2020, the Strategic Development Plan Authority received the Examination Report into the Proposed Strategic Development Plan for Aberdeen City and Aberdeenshire. The main issue arising from this is that the Housing Allowances for the period 2020-32 has been increased by 938 units for both Aberdeen City and Aberdeenshire which will need to be accommodated in both Local Development Plans. In response, a site of 1000 units has been identified at OP2 Murcar and 100 units at OP12 Silverburn House. Both of these sites are already allocated for employment use and both were subject to development bids to change this to residential. In this instance, the loss of this employment land is not considered critical at a time when there is a substantial supply of employment land around the city, as well as land</p>		

identified for harbour related uses. The slight over-allocation of housing would ensure that, should any other sites be removed (for instance during the Examination), there is a lower risk of other less desirable and late stage sites being brought in as replacements.

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.
Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the northern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.
Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.
Landscape Fit	1	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen.

Relationship to existing settlement	1	Residential development would appear isolated from the main urban area, disconnected by employment uses and the A92 .
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.
Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 400m away.
Contamination	2	Records show some potential contamination at Berryhill Farm - Mill dam & sluice that would need investigation.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 850 units, the schools would most likely not be able to cater for this.
Other Constraints	3	None known.

B0216 – Berryhill Farm 2

SITE NUMBER: B02/16		NAME of SITE: Berryhill Farm
Nature of the proposal:	Residential (1,000 units) and Mixed-Use	
Checklist Score:	48	
Constraints:	Exposure, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>All of this site is already allocated for employment uses. Although relatively close to existing facilities, the local schools could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>On 21 January 2020, the Strategic Development Plan Authority received the Examination Report into the Proposed Strategic Development Plan for Aberdeen City and Aberdeenshire. The main issue arising from this is that the Housing Allowances for the period 2020-32 has been increased by 938 units for both Aberdeen City and Aberdeenshire which will need to be accommodated in both Local Development Plans. In response, a site of 1000 units has been identified at OP2 Murcar and 100 units at OP12 Silverburn House. Both of these sites are already allocated for employment use and both were subject to development bids to change this to residential. In this instance, the loss of this employment land is not considered critical at a time when there is a substantial supply of employment land around the city, as well as land</p>		

identified for harbour related uses. The slight over-allocation of housing would ensure that, should any other sites be removed (for instance during the Examination), there is a lower risk of other less desirable and late stage sites being brought in as replacements.

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.
Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the northern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. Designated species within 100m of the site may be an issue. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.
Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.

Landscape Fit	1	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen.
Relationship to existing settlement	1	Residential development would appear isolated from the main urban area, disconnected by employment uses and the A92 .
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.
Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 400m away.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 1,000 units, the schools would most likely not be able to cater for this.
Other Constraints	3	None known

B0217 – Berryhill Farm 3

SITE NUMBER: B02/17		NAME of SITE: Berryhill Farm
Nature of the proposal:	Residential (2,000 units) and Mixed-Use	
Checklist Score:	48	
Constraints:	Green Belt, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>The site is fairly flat however it is exposed to northerly winds. The land north of the current employment allocation forms part of an area which acts as a green space buffer between Bridge of Don and Blackdog and has the Green Belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl. Although relatively close to existing facilities, the local schools could not cater for the demand generated by a development of this size. The scale of development in this instance could support the necessary neighbourhood facilities and services required to help reduce residents' need to travel. However, it is felt that the northern part of the site's Green Belt function makes it undesirable to allocate the site for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>On 21 January 2020, the Strategic Development Plan Authority received the Examination Report into the Proposed Strategic Development Plan for Aberdeen City and Aberdeenshire. The main issue arising from this is that the Housing Allowances for the period 2020-32 has been increased by 938 units for both Aberdeen City and Aberdeenshire which will need to be accommodated in both Local Development Plans. In</p>		

response, a site of 1000 units has been identified at OP2 Murcar and 100 units at OP12 Silverburn House. Both of these sites are already allocated for employment use and both were subject to development bids to change this to residential. In this instance, the loss of this employment land is not considered critical at a time when there is a substantial supply of employment land around the city, as well as land identified for harbour related uses. The slight over-allocation of housing would ensure that, should any other sites be removed (for instance during the Examination), there is a lower risk of other less desirable and late stage sites being brought in as replacements..

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.
Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the centre of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. NESBReC data shows the following designated species on site: Eider, Woodcock, Barn Owl. Designated species within the site may be an issue. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.

Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.
Landscape Fit	1	Housing development would be unconnected to Denmore because of the A92 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A92 as you drive into Aberdeen. The land north of the current employment allocation forms part of an area which acts as a green space buffer between Bridge of Don and Blackdog and has the Green Belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl.
Relationship to existing settlement	2	This would be a substantial residential development in its own right, although the A92 causes some severance with the main urban area at Bridge of Don.
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.
Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.8km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 800m away.

Contamination	3	Evidence of some potential contamination at Berryhill Farm Mill dam & sluice and Tarbothill Farm that would need investigation.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	1	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 2,000 units, the schools would most likely not be able to cater for this. A primary school could be provided on site.
Other Constraints	3	None known.

B0218 – Causewayend

SITE NUMBER: B02/18		NAME of SITE: Causewayend	
Nature of the proposal:	Residential (280 units)		
Checklist Score:	51		
Constraints:	Green Belt, Landscape fit, Landscape features		
Recommendation:	Undesirable		
Justification:			
<p>This site is relatively flat and forms part of the countryside to the north of the city. Its development would encroach onto the Green Belt and would potentially result in the loss of ancient woodland which helps to screen the residential area of Bridge of Don. The site was considered at the Examination into the 2017 LDP where the reporters concluded as follows: ‘The site is significantly more prominent in views from the north than the existing housing areas at Middleton Park, which are largely screened in approaches to the city on the B997. Development would therefore constitute a significant urban extension into open countryside. While the B997 and existing tree belts would provide a strong Green Belt boundary around parts of the proposed development, much of the southern boundary consists of a relatively weak field boundary. The site is distant from most local facilities. These circumstances have not changed since then and it is considered that the site should remain as Green Belt.</p>			

Criteria	Score	Justification
Exposure	2	The site has little shelter from northerly winds. To the west of the site there is a tree belt which decreases exposure however on the east there is not a tree belt which makes this part of the site more exposed.
Aspect	3	The aspect is very slightly northern and westerly.

Slope	3	This is a relatively flat site with no steep slopes.
Flood risk	3	SEPA flood maps show some surface water flooding on the north western edge of the site associated with the low lying small watercourse there. This would need to be taken into consideration should the site be developed.
Drainage	3	There was no evidence of poor drainage on the site
Built / Cultural Elements	3	There will be no loss or disturbance to built or cultural elements.
Natural Conservation	2	There could be a potential loss and disruption to natural conservation. The tree belts are ancient woodland. Adjacent to the west of the site is a priority habitat and adjacent to the east of the site designated as both a Local Nature Conservation Site (Scotstown) and a Local Nature Reserve. The area is identified as an area of potential bat habitat; a bat survey may need to be carried out. Designated species on site may present an issue. Other designated species on site are: West European Hedgehog.
Landscape Features	1	There could be significant loss or disruption of trees that are present in the site. The tree belts are prominent local features which help to screen the residential area at Bridge of Don. There may also be some loss of stone dykes that are present in the site.
Landscape Fit	1	The development of this site will significantly intrude the landscape. There is a tree belt that surrounds some of the site's perimeter however there are areas of no tree coverage to the east which will make development on this site very obvious from Scotstown Road. There are also large lengths of the perimeter with no tree belt which will make development very intrusive from the north of the site. The current Green Belt boundary is considered more robust.
Relationship to existing settlement	2	The development will not be well related to the existing residential development. The houses to the south have their back gardens running along the perimeter of the site. There is only limited opportunity to run any road access to the new housing development from the existing housing estate, through an area that is currently open space. There may be a need for accesses to be developed on the northern

		perimeter of the site making it a separate entity from the existing residential area. However, there is scope for strong footpath and cycle path links between both developments.
Land Use Mix / Balance / Service Thresholds	1	This development would bring around no improved land use mix as it would be a residential development in a primarily residential area.
Accessibility	2	The nearest bus stops for the No2 are approximately 450m from the edge of the site on Jesmond Drive.
Proximity to facilities - shopping / health / recreation.	3	There are a number of facilities within 800m of the site including a primary school (although not the one the site is zoned to), Oldmachar Community Hall and a church.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are limited paths that connect to community facilities. One path connects to the cycle network that goes to the district centre but there are no direct Core Path or cycle connections serving this site.
Proximity of employment opportunities.	3	There are employment opportunities within 1.6km at Middleton Park which is a District Centre. Further employment opportunities are available at Murcar and Denmore, and Bridge of Don Industrial Estates although these are more than 2km from the site.
Contamination	3	There is no record of contamination or evidence of tipping at the site
Land Use Conflict	3	There is no land use conflict from the airport, however, there may be some noise from the airport, particularly from helicopters.
Physical Infrastructural Capacity	3	There are unlikely to be any constraints

Physical Infrastructure Future	3	There are unlikely to be any constraints.
Service Infrastructure Capacity	3	Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024. Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses.
Other Constraints	2	There are footpaths along the edge of the site which are used by local people.

B0219 – Perwinnes

SITE NUMBER: B02/19		NAME of SITE: Perwinnes
Nature of the proposal:	Mixed-Use (227ha): Housing: 3,000 – 4,000 units, Employment, Retail. Potential for a range of uses incl education, community and retirement living.	
Checklist Score:	47	
Constraints:	Landscape fit, Relationship to existing settlement, Proximity to facilities	
Recommendation:	Undesirable	
Justification:		
<p>There are relatively few planning constraints on this site apart from its exposure to northerly and coastal winds. However, this is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong Green Belt boundary. The site is poor in access terms, although it may be large enough to support its own services and facilities (including new schools) and public transport. This may help to reduce car dependence. However, development breaking out over the lower ground to the south before climbing up Perwinnes Hill would add to a sense of urban sprawl and isolation unconnected to the existing urban area.</p> <p>This site was considered during the Examination into the 2012 and 2017 LDPs. The reporters concluded that the Green Belt status of the land at Perwinnes is appropriate as it helps contain the northern part of Aberdeen in landscape terms. Its development would be a major incursion into open countryside and significantly affect the landscape of the city.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Perwinnes Hill has a high point of 96m at the radar station and is exposed. The topography to the north provides little if any shelter and there is no significant tree planting on the site. The same can be said of the land between the site and the coast some 3.5km to the east – the land is lower here and with very few trees. The land between the B997 and Grandhome Moss is lower and is slightly more sheltered by woodland to the south and higher ground to the north.
Aspect	2	The aspect goes in all directions with the majority running east to south to south west.
Slope	3	Although there are few flat areas in the area, most slopes are undulating and gentle in nature.
Flood risk	2	The Burn of Mundurno runs along the eastern border of the site and is shown in the SEPA flood map to have the potential to flood. This is only likely to affect the eastern margins of the site. There are some significant areas of surface water flooding shown on the SEPA flood map around Middle and Lower Bodachra and between Lower Bodachra and Grandhome Moss.
Drainage	2	Most of the site appears to be freely drained. However, the lower lying areas to the south of Lower Bodachra and to the north of the Shielhill Road appear to be boggy and poorly drained.
Built / Cultural Elements	3	No listed buildings or Scheduled Monuments in the vicinity. A few scattered Sites and Monuments records usually associated with existing farms (structures, piles of stones and troughs).
Natural Conservation	3	Most of the site is unaffected by designated sites or woodland areas, with two exceptions. An area to the south of Perwinnes Cottage is designated part of Scotstown Local Nature Conservation Site. There are also significant tree belts on the southernmost part of the site around Causewayend. It should be possible to accommodate development on a site of this scale without impacting on these features. Grandhome Moss LNCS bounds the site to the southwest. NESBReC data shows the following designated species on site: Dunnock, Starling, House Sparrow Wild Pansy, Siskin Swift, Skylark, Linnet, Song Thrush, Swift, Peregrine, Snow Bunting, Black-headed Gull, Shoert-eared Owl, Kestrel, Lesser Butterfly Orchid, Woodcock.

		To the north of the site is Aberdeenshire's Corby Loch/Lily Loch/Bishops Loch LNCS. It is also a SSSI. Part of the LNCS/SSSI is in the northernmost part of the site.
Landscape Features	3	Relatively few features in the area other than the radar station, tree belts at Causewayend and a very sparse settlement pattern. Bodachra Farm is a prominent landmark. Field boundaries tend to be either poorly maintained stone walls and/or post and wire fencing.
Landscape Fit	1	This is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. There are wide views from the B997 to Brimmond, Kingswells, Kirkhill, Bucksburn and there are even glimpses of Bennachie at times which provides a sense of place. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong Green Belt boundary.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Despite some physical connection to the existing urban area at Causewayend, development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.
Land Use Mix / Balance / Service Thresholds	3	This development is of a scale that should attract a good range of services and facilities.
Accessibility	1	The nearest bus stop is 1.3km away from the site at Jesmond Drive, with the number 1 and 2 (First Service) providing links into town.
Proximity to facilities - shopping / health / recreation.	1	There are no local shopping facilities within 800m from the center of the development area, although new facilities are proposed to be provided as part of this development. Old Machar Academy is 1.8km away from the site. Greenbrae Primary School is 2.6km away from the site. Glashieburn Primary is 2.2km away from the site. Old Machar Medical Practice is 2.04km away from the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	The are no Core Paths or Cycle Networks surrounding the site. The closest Core Path to the site is Core Path 13 (Brig O'Balgownie to Ashwood), located 1.4km south from the center of the site at Jesmond Drive. This is also where the nearest Cycle Network is located (Unnamed Footpath: Carrot Belt/Home Farm).
Proximity of employment opportunities.	2	There are limited employment opportunities within 1.6km of this site, but the development will create employment opportunities in this area. Murcar and Denmore Industrial Estates is 2.38km away from the site.
Contamination	3	Former sand and gravel pit at Leuchlands adjacent to the eastern boundary but no evidence of contamination within the site itself.
Land Use Conflict	2	Uses proposed are unlikely to cause conflict with surrounding land uses. Helicopters fly across this area and their noise can be intrusive. Aircraft noise from the airport is much less intrusive. Scotstown Road/B997 is a busy route and could cause issues of community severance.
Physical Infrastructural Capacity	3	Upgrades would be required but the scale of development should ensure this can take place.
Physical Infrastructure Future	3	Internet connectivity is available. Fibre internet is available but at low speeds.
Service Infrastructure Capacity	3	Oldmachar Academy can currently accommodate development but this will be used up by the Grandhome development and is forecast to go over capacity in 2024. Glashieburn Primary – covers most of the site. It has a stable roll with capacity for around 180 pupils – approximately 500 houses. Greenbrae Primary – covers the eastern section of the site. This has much less capacity than Glashieburn – falling to 37 pupils in 2023. However, the site is large enough to accommodate its own primary school capacity.
Other Constraints	3	Very few paths and no recreational use apparent in the area. Development close to the electricity pylons should be avoided. Consultation would be required with NATS with regards to the operation of Perwinnes Radar.

B0220 – Cloverhill

SITE NUMBER: B02/20		NAME of SITE: Cloverhill (part of OP2)
Nature of the proposal:	Residential (500-600 units), Employment, Community uses	
Checklist Score:	52	
Constraints:	Exposure, Relationship to existing settlement, Loss of employment land	
Recommendation:	Undesirable	
Justification:		
<p>This site is allocated in the extant local development plan for business and industrial uses (OP2 Berryhill and Murcar). It is part of the 175 hectares of employment land allocated upto 2035. The overall allocations are more than required by the Strategic Development Plan however it is necessary to ensure that 60 hectares of employment land is available at all times. The site also contains a Development Framework that was approved as local planning advice in 2017. Residential and community uses development on the site is therefore considered to be undesirable as it would result in the loss of allocated employment land.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>On 21 January 2020, the Strategic Development Plan Authority received the Examination Report into the Proposed Strategic Development Plan for Aberdeen City and Aberdeenshire. The main issue arising from this is that the Housing Allowances for the period 2020-32 has been increased by 938 units in Aberdeen City which will need to be accommodated in the Local Development Plan. In response, 1000 units at OP2</p>		

Murcar is identified. This site is currently allocated for employment use and was subject of this development bid to change to residential use. In this instance, the loss of this employment land site is not considered critical at a time when there is a substantial supply of employment land around the city, as well as land identified for harbour related uses. The slight over-allocation of housing would ensure that, should any other sites be removed (for instance during the Examination), there is a lower risk of other less desirable and late stage sites being brought in as replacements.

Criteria	Score	Justification
Exposure	1	All of the areas to the east of the A92 are exposed to the coast and there is no shelter from trees or landforms in this area.
Aspect	3	East facing
Slope	3	Gently sloping throughout
Flood risk	2	The Silver burn flows across the southwestern part of the site and the Glashieburn is culverted through the central area. SEPA flood maps indicate a number of areas of surface water flooding over the site.
Drainage	3	Site appears freely drained. Aquifer superficial deposits – high productivity around the Silver Burn. Aquifer productivity – low; Groundwater vulnerability – 3 (moderate).
Built / Cultural Elements	3	Sites and Monuments Record shows Smithy Cottages are located along Ellon Road, and potentially a well built over by a dual carriageway. There is also a farmstead – Findlay Croft.
Natural Conservation	3	There are no Local Nature Conservation sites within proximity. The central and south western part of the site is classified as Green Space Network that is linked to 3 other Green Space areas. According to NESBReC, giant hogweed is present on site. West European Hedgehogs have also been recorded on site.

Landscape Features	3	This is an open area of farmland and part of the coastal plain to the east of the A92 . There are no significant landscape features in the area but the site does allow views of the sea when approaching Aberdeen along the A92 .
Landscape Fit	2	Whilst there is little context for urban development here, it is zoned for employment land. There is a risk that development could result in the loss of views of the sea on one of the main gateways into Aberdeen.
Relationship to existing settlement	1	Residential use is proposed on employment land. If Findlay Farm and the Core are developed it would result in the area being entirely surrounded by employment uses. The A92 is a considerable barrier hindering penetration into the urban areas to the west. It is noted that there is a very small number residential properties in the site area that have been located there historically.
Land Use Mix / Balance / Service Thresholds	3	Residential and community uses would introduce a mix to the area and could introduce new facilities. Site is next to the Core Business Park and Findlay Farm which is zoned as specialist employment use.
Accessibility	2	Bus routes (54/54A, 1/63/67/68, X54, X60, X67 X68) going into Aberdeen City and out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 800m away.
Proximity to facilities - shopping / health / recreation.	3	Denmore commercial centre is less than 800m away. The Jesmond Centre and Old Machar Medical Practice are approximately 2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	No footpaths within the site. Core Path 107 (Dubford Road to Ellon Road) is less than 500m to the east. Blackdog to Union Street cycle route runs alongside footpaths on the A92 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located less than 400m north of the site.

Contamination	3	Evidence suggests there is potentially contamination at Denmore Smithy, to the north west of the site. This is unlikely to hinder development in any significant way.
Land Use Conflict	2	Site is within the Aberdeen Airport Safeguarding zone (buildings/structures exceeding 45m and 90m need to consult the airport). This is unlikely to be an issue. The area would be surrounded by employment uses and residential development could constrain some of the uses that could otherwise go there.
Physical Infrastructural Capacity	3	Gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 500-600 units, the schools would most likely not be able to cater for this.
Other Constraints	2	Land is zoned for employment uses.

B0221- Balgownie Area 2

SITE NUMBER: B02/21		NAME of SITE: Balgownie Area 2
Nature of the proposal:	Employment (3.6ha)	
Checklist Score:	53	
Constraints:	Urban green space	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is south facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. It is however noted that this part of the playing fields is not as high quality as the others and appears to be used less. Access to the site can be made possible via Balgownie Drive. Surrounding uses are residential in nature, and the Aberdeen Science and Technology Park is situated close-by, therefore class 4 type employment uses would not significantly conflict with these. However, the Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. Given the extent of available employment land in the city (including vacant in the adjacent Science and Technology Park), it is felt that this site should not be allocated for employment use.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Enclosed – trees surrounding much of the site.
Aspect	3	Site is south facing.
Slope	2	Slight slope on site.

Flood risk	2	Low to medium risk of surface water flooding at western edge of site. Site design and layout would need to mitigate this risk.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. Danestone House Walled Garden (Category B, extensive walled garden) located north-west outside the site boundary. There is one Site and Monuments record on the southern boundary (Balgownie House).
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. There is some woodland to the southeast. Designated species have been identified within a buffer zone of the site boundary.
Landscape Features	2	Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Existing trees should be retained on site where possible especially those to the south of the site which provide a strong visual buffer.
Landscape Fit	3	Aside from the northern section, the site is well screened from surrounding land uses. The development would provide an extension to the already existing Aberdeen Science and Technology Park, therefore would be unobtrusive to the existing landscape.
Relationship to existing settlement	3	Site is located within Bridge of Don and is within close proximity to both Danestone and Tillydrone.
Land Use Mix / Balance / Service Thresholds	2	Whilst the site 'Balgownie Area 2' includes only Area 2 proposing business use facilities, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance.
Accessibility	2	Bus route 18 runs along Gordon Brae with bus stops 181m away from the site. However, the tree belt to the south of the site may hinder access to these bus stops. The closest accessible bus stop is within 800m.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighborhood center is approximately 700m away at Braehead Way where there are a limited range of local shopping facilities. The nearest primary school is Danestone School which is 662m away (Braehead Primary is 983m away) although the site is located within the Braehead Primary School catchment area (963m away). The nearest secondary school is Bridge of Don Academy (772m). Danestone Medical Practice is

		829m away from site. There is a private nursery located within Aberdeen Science and Technology Park (525m).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs north (422m away) and west (474m away) of the site. Core Path 12 (River Don to Westfield Park) runs south east (588m away). There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs just west of the site (166m away).
Proximity of employment opportunities.	3	The site is 134m away from Aberdeen Science and technology Park). The nearest District center is within 1.2km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	The site is currently used as a sport pitch for recreational purposes. It is proposed that the development on site will provide an extension to the already existing Aberdeen Science and Technology Park, thus not likely to conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 82% capacity. It is forecasted to be at 86% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 77% capacity. It is forecasted to go over capacity by 2025. Given the nature of this proposal education capacity would not be applicable.
Other Constraints	1	Site is zoned as Urban Green Space and is in recreational use.

B0222 – Land at North Denmore

SITE NUMBER: B02/22		NAME of SITE: Land at North Denmore
Nature of the proposal:	Residential (1.6ha – 30 houses (detached & semi-detached) OP4 already zoned as partially residential/urban green space. Identified for development and currently reserved for community uses (community centre/primary school/local shops).	
Checklist Score:	57	
Constraints:	Land use mix	
Recommendation:	Desirable	
Justification:		
<p>The site is high and exposed however this is mitigated to some extent by the surrounding residential development. It has good drainage, with little risk of flooding and has scored well in most of the criteria. In the extant local development plan, the site is currently zoned for community facilities. It has been marketed over a long period without any success. The site is well connected to the existing settlement and the proposed residential use would fit in well in the surroundings. The proposal to develop housing on the site is supported.</p>		

Criteria	Score	Justification
Exposure	2	The site is high and exposed, although this is mitigated to some extent by surrounding development.
Aspect	2	East facing

Slope	2	The site slopes gently east but there are steeper areas that appear to have been terraced in the past.
Flood risk	3	No flood risks identified on the SEPA flood map and no flooding incidents in the area.
Drainage	3	The site is sloping and appears to be well drained.
Built / Cultural Elements	3	There are no historic built or cultural elements on the site
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	This is an open undeveloped area surrounded by built development. Although it provides a green outlook for the houses immediately surrounding it, there are no other significant landscape features on the site.
Landscape Fit	3	As above – other than the loss of an open view to the houses immediately surrounding the site – any development here would become part of the existing urban fabric.
Relationship to existing settlement	3	The site is already identified for development and is centrally located in the residential area of North Denmore.
Land Use Mix / Balance / Service Thresholds	1	The site is reserved for a community centre, primary school, local shops etc. The opportunity to develop these in an area currently lacking in facilities (other than the primary school at Greenbrae) would be lost.
Accessibility	3	Site is adjacent to the No 1B, 40 and 41 bus services
Proximity to facilities - shopping / health / recreation.	2	There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are good footpath connections within easy reach of the site.
Proximity of employment opportunities.	3	Murcar and Denmore industrial estates are both within easy reach of the site.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	Residential use is being proposed in a residential area, so no conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Oldmachar Academy can currently accommodate development, but this will be used up by the Grandhome development and is forecast to go over capacity in 2024. Greenbrae Primary capacity falls to 37 pupils in 2023. However, the small-scale nature of this proposal means that impacts on school rolls are unlikely to be significant.
Other Constraints	3	No known constraints.

B0223 – Balgownie

SITE NUMBER: B02/23		NAME of SITE: Balgownie
Nature of the proposal:	Mixed-use (17.2ha) Area 3: 117 houses, Area 4: 15 houses, Area 5: upto 65 houses); Area 2: 3.6ha employment; Area 1: improved sport & leisure facilities (incl modernizing pavilion and improvements to drainage & pitch surfaces)	
Checklist Score:	58	
Constraints:	Urban green space	
Recommendation:	Undesirable	
Justification:		
<p>The site is mostly flat and is currently used as playing fields. This proposal has five distinct proposals: improved sport and leisure facilities, 3.6ha of employment and residential uses in 3 of the areas. The site is zoned in the extant local development plan as urban green space. Areas 1, 3 and 5 are well used for recreation purposes. Area 4 is of limited sporting use, and Area 5 is also hardly used as it has a slight slope and is situated to the south of the overall site. Access to all the sites is possible via existing roads. Surrounding uses are residential in nature therefore the proposed uses are unlikely to cause conflict.</p> <p>Most of the playing fields are flat and of high quality and are well used for recreation. SPP paragraph 226 states that outdoor sports facilities should be safeguarded from development and the development of this area would not meet the exemptions to this because it is of high quality and no clear excess of provision has been demonstrated. The playing fields to the south are of lower quality than the others – being more sloped. However, the proposed use there is employment land, for which there is no identified need. There is an opportunity for a small housing development adjacent to the new houses to the east of the site. This is discussed in bid B02/25.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds
Aspect	3	South facing
Slope	3	No slope. Flat playing fields.
Flood risk	3	Very little-known risks of natural or man-made flooding on the site apart from the very center of the site where there is a small pocket in which there is a 10% chance of flooding happening in any one year from surface water. Not likely to be a significant constraint.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on the site. Danestone House Walled Garden (Category B Listed, extensive walled garden) sits just to the West of the site but is not within the site boundary. There is one Site and Monuments Record in the east of the site (Home Farm of Balgownie).
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Urban greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access.
Landscape Fit	2	The development would provide improved sport and leisure facilities which could be used by the local community. However, whilst the development has an urban context, the playing fields are very prominent and can be viewed from large areas of the city to the south.

Relationship to existing settlement	3	Within close proximity to Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie' includes only Area 1 proposing improved sport/leisure facilities, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance.
Accessibility	3	Bus route 18 runs along Gordon Brae with bus stops 325m away from the site.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is approximately 641m away from the site. There is a limited range of local shopping facilities 629m away at Braehead Way. The nearest primary school is Danestone School which is 614m away (Braehead Primary is 915m away); nearest secondary school is Bridge of Don Academy (702m). Danestone Medical Practice is 818m away from site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the North (262m away) and West (358m away) of the site. There is a dual use path/pavement 306m to the west of the site.
Proximity of employment opportunities.	3	The site sits 205m away from Aberdeen Science and Technology Park. The nearest District center is 1km and Bridge of Don Retail Park is 2.2km away from the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	Area 1 is currently used as a sports pitch, and the proposal is to develop improved sport & leisure facilities (incl modernizing pavilion and improvements to drainage & pitch surfaces). Therefore, it is not likely that there will be any land use conflict.
Physical Infrastructural Capacity	3	No known constraints.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025
Other Constraints	1	Site is zoned as Urban Green Space and is a good quality recreational asset.

B0224 – Balgownie Area 3

SITE NUMBER: B02/24		NAME of SITE: Balgownie Area 3
Nature of the proposal:	Residential (up to 117 houses)	
Checklist Score:	59	
Constraints:	Urban green space	
Recommendation:	Undesirable	
Justification:		
<p>The site is southwest facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. Access to the site for future development can be made possible via Gordon Brae Road. This part of the playing fields is flat of high quality and is well used for recreation. SPP paragraph 226 states that outdoor sports facilities should be safeguarded from development and the development of this area would not meet the exemptions to this because it is of high quality and no clear excess of provision has been demonstrated. Although surrounding uses are residential and would not conflict with the proposed use, it is felt that the site should be retained as urban green space.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt running along the west of the site.
Aspect	3	Southwest facing
Slope	3	No slope. Majority of site is flat as it is currently used as playing fields.
Flood risk	3	No known flood risks of natural or man-made flooding on the site.

Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. Danestone House Walled Garden (Category B, extensive walled garden) located just outside of the site to the south. There is one Site and Monuments record on the south western boundary of the site (Buckie Well).
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Urban greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Balgownie playing fields are a prominent green space feature and can be seen widely from the south.
Landscape Fit	3	The development would constitute residential use to an existing residential/urban area.
Relationship to existing settlement	3	Within close proximity to Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie Area 3' includes only Area 3 proposing residential use, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance
Accessibility	3	Bus route 18 runs along Gordon Brae with bus stops 191m away from the site on Laurel Drive.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is approximately 800m from the site. There are no local shopping facilities within 800m of the site (limited range of shopping facilities around 850m away at Braehead Way).

		The nearest primary school is Danestone School which is 374m away (Braehead Primary is 1.1km away); nearest secondary school is Bridge of Don Academy (936m). Danestone Medical Practice is within 600m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the North (211m away) and West (156m away) of the site. There is a dual use path/pavement 141m to the west of the site.
Proximity of employment opportunities.	3	The site sits 394m away from Aberdeen Science and Technology Park. The nearest District center is within 1km.
Contamination	3	No known contamination issues.
Land Use Conflict	3	The proposed use for the site would be the development of 117 houses. As the site sits within the Danestone residential area, it is not likely that there will be conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site is zoned as Urban Green Space and is a high-quality recreational facility.

B0225 – Balgownie Area 4

SITE NUMBER: B02/25		NAME of SITE: Balgownie Area 4
Nature of the proposal:	Residential (0.5ha: approx.15 houses)	
Checklist Score:	60	
Constraints:	Urban green space, trees	
Recommendation:	Desirable	
<p>Justification:</p> <p>The site is southeast facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. This part of the playing fields but it is relatively small and is hardly used except for access. Its sporting potential is considered to be limited. It is adjacent to a recent housing development and access would be possible via Home Farm Road. The site is accessible and well connected to services and facilities. Residential use on this site is considered to be appropriate. In doing so however, consideration needs to be given to a number of trees on the northern edge of the site and a fine sycamore to the west.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Trees present on site.
Aspect	3	Southeast facing
Slope	3	Gentle slope.
Flood risk	3	No known risks of natural or man-made flooding on the site – not likely to be a significant constraint.

Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments.
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Greenspace in the 2017 ALDP. One tree on site has a TPO – if site is developed this tree would need to be retained.
Landscape Features	2	The site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access. There is a fine sycamore on the western edge of the site.
Landscape Fit	3	The development would provide residential use to an existing residential/urban area. It would fit well with existing residential use east of the site. It would not greatly conflict with the sport facilities uses to the west. It would be unobtrusive to the existing landscape.
Relationship to existing settlement	3	Within close proximity to the Bridge of Don area. Likely to fit reasonably well with the existing settlement.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie Area 4' includes only Area 4 proposing residential use, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance
Accessibility	3	Bus route 1 runs along Gordon Brae with bus stops 238m away from the site on Balgownie Road.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is within approximately 422m of the site. There are a limited range of local shopping facilities 433m away at Braehead Way. The nearest primary school is within 716m away (Braehead Primary); nearest secondary school is Bridge of Don Academy (508m). Danestone Medical Practice is 1km away from site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the North (313m away) and West (579m away) of the site. There is a dual use path/pavement 477m to the west of the site.
Proximity of employment opportunities.	3	The site is less than 50m from Aberdeen Science and Technology Park. The nearest District center is within 936m and Bridge of Don Retail Park is 1.9km from the site.
Contamination	3	No know contamination on site.
Land Use Conflict	3	The site is not currently in use. Adjacent to the site (to the east) is housing, therefore the proposed residential use would have no conflict.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	2	Site is zoned as Urban Green Space – the recreational value of this part of the site is more limited than the other parts of Balgownie.

B0226 – Balgownie Area 5

SITE NUMBER: B02/26		NAME of SITE: Balgownie Area 5
Nature of the proposal:	Residential (2.1ha: upto 65 houses)	
Checklist Score:	58	
Constraints:	Urban green space	
Recommendation:	Undesirable	
Justification:		
<p>The site is southwest facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. Access to the site for future development can be made possible via Gordon Brae Road. This part of the playing fields is flat of high quality and is well used for recreation. SPP paragraph 226 states that outdoor sports facilities should be safeguarded from development and the development of this area would not meet the exemptions to this because it is of high quality and no clear excess of provision has been demonstrated. Although surrounding uses are residential and would not conflict with the proposed use, it is felt that the site should be retained as urban green space.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt running to the north and south of the site.
Aspect	3	South facing
Slope	3	The majority of the site is flat as it is currently used as playing fields.
Flood risk	3	No known risks of natural or man-made flooding on the site, does not appear to be a significant constraint.

Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments within the site.
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Area classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Largely urban greenspace, within a residential/urban area.
Landscape Fit	2	Development would provide residential use to an existing residential/urban area.
Relationship to existing settlement	3	Within close proximity to the Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie Area 5' includes only Area 5 proposing residential use, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance
Accessibility	3	Bus route 1 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is approximately 777m away from the site. Limited range of shopping facilities are 814m away at Braehead Way. Danestone primary school is within 364m of the site (Braehead Primary is 1km away); Bridge of Don Academy is 893m away. Danestone Medical Practice is within 600m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the north (94m) and west (143m) of the site. There is a dual use path/pavement 155m west of the site.

Proximity of employment opportunities.	3	The site sits 453m away from Aberdeen Science and Technology Park. The nearest District center is 1km and Bridge of Don Retail Park is 2.3km away from the site.
Contamination	3	No known contamination on site.
Land Use Conflict	3	As much of the land surrounding the site is of residential use, it is not likely that there will be any land use conflict as the proposed use is also residential.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site is zoned as Urban Green Space and comprised good quality playing fields.

B0227 – North of Balgownie

SITE NUMBER: B02/27	NAME of SITE: Land to North of Balgownie Playing Fields
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Nature of the proposal:	Residential (0.6ha: upto 18 houses)	
Checklist Score:	54	
Constraints:	Green Space Network, Urban green space, Proximity to the A92	
Recommendation:	Undesirable	
Justification:		
<p>The site is south facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space and the northern part of the site is also Green Space Network. The site is relatively small, and it is felt that once a tree buffer zone is implemented, there will be little room for 18 houses. Also, it sits close to the A92 which is busy, and noise may be a potential issue. The potential loss of trees makes the development of this site undesirable.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Surrounded by tree belt.
Aspect	3	South facing
Slope	3	Relatively flat.
Flood risk	2	According to SEPA Flood Risk Maps, there is 0.5% chance of a flood happening in any one year at the North East corner of the site. There are no recorded flood incidents on the site. Although this does not imply a total absence of flood risk, it would not appear to be a significant constraint.

Drainage	3	No drainage issues present on the site visit.
Built / Cultural Elements	3	No listed buildings/scheduled monuments. Concrete structure about 1.5m high on site.
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Urban Greenspace. Area classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access. Mature trees on site.
Landscape Fit	2	The development would provide housing in an established residential area, therefore would be unobtrusive to the existing landscape. However, the site sits to the east of the A92/Gordon Brae roundabout and directly to the south of the A92.
Relationship to existing settlement	3	The development will provide 18 residential units in an already residential area (Danestone). The development will fit reasonably well with the existing settlement.
Land Use Mix / Balance / Service Thresholds	2	Whilst the site 'Land to North of Balgownie Playing Fields' includes only this proposal of 18 houses, the 5 areas within the entire site and Land to West of Balgownie Road together constitute a mix of residential, sport/leisure and employment use thus creating a balance.
Accessibility	2	Bus route 1 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae. Site is very close to a roundabout on the A92 (The Parkway) which would make access to and from the site difficult.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighborhood center is approximately 850m away. Limited range of shopping facilities within 875m at Braehead Way. Danestone Primary is 297m away, Braehead Primary is 1km away; and Bridge of Don Academy is 965m away. Danestone Medical Practice is within 464m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs along the northern and western boundary of the site. There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs just west of the site and an on-road cycle lane (The Parkway: Gordon Brae to Hillhead Cottages – Balgownie Road) just to the north of the site.

Proximity of employment opportunities.	3	The site is 542m away Aberdeen Science and Technology Park. The nearest District center is 886km away.
Contamination	3	No known contamination on site.
Land Use Conflict	2	As much of the land surrounding the site is of residential use, it is not likely that there will be any land use conflict as the proposed use is also residential. However, site is also adjacent to Buckie Farm Stonehouse Pub therefore noise and food smells may be a potential issue. Noise from the A92 is also a potential issue.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	2	Site is zoned as Urban Green Space. Recreational value is more limited than on other parts of the site.

B0228 – Land West of Balgownie Road

SITE NUMBER: B02/28	NAME of SITE: Land to West of Balgownie Road
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Nature of the proposal:	Residential (5.87ha:100 houses)	
Checklist Score:	52	
Constraints:	Urban green space, slope, trees	
Recommendation:	Undesirable	
Justification:		
<p>This site is well connected and accessible. It is also relatively steep with a gradient of 1:12 to the northernmost part of the site. It is a prominent site which is visible from a great distance. The site is south facing with reasonable shelter and also benefits from recently planted trees which are starting to mature into a good wildlife habitat. Clearance of these trees would be undesirable from a wildlife, resource and landscape viewpoint. The site is well used for informal recreation, and although surrounding uses to the north and east are residential and wouldn't conflict with the proposal, it is felt that the site should be retained as urban green space.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt to the north and east of the site. Recently planted trees within the site.
Aspect	3	South facing
Slope	2	Quite steep, terraced, with north of the site being the steepest with a gradient of 1:12.
Flood risk	3	SEPA flood maps show no natural or manmade flood risks on site.
Drainage	2	No drainage issues present on the site visit.
Built / Cultural Elements	3	No listed buildings/scheduled monuments.

Natural Conservation	1	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. Records show there is a Priority Habitat on the northern and slightly on the eastern boundary of the site.
Landscape Features	1	Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. The site itself is planted up with trees, with paths running throughout out. From the site visit these trees have recently been planted. The development of the site into 100 residential units would mean that much of these trees will need to be cleared – posing a potential constraint.
Landscape Fit	2	As the development sits within the Bridge of Don residential area, the development of housing on site is within an urban context. However, this site is quite a visible site from Balgownie Road and from other areas to the south.
Relationship to existing settlement	3	Within close proximity to the existing Bridge of Don area. The development is likely to fit reasonably well with the existing settlement.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site “Land to West of Balgownie Road” includes only this site proposed for 100 residential units, the 5 areas along with Land to the West of Balgownie Road and Land to the North of Balgownie Playing Fields together constitute a mix of residential, sport/leisure and business use thus creating a balance.
Accessibility	3	Bus route 1 (First Bus) runs along Balgownie Road with bus stops 173m away from the site.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighborhood center is approximately 461m away. There is a limited range of shopping facilities 500m away at Braehead Way. Braehead Primary School is within 800m and Bridge of Don Academy is within 580m of the site. Nearest Medical Practice is Danestone Medical Practice (910m).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs on the northern boundary of the site. There is an on-road cycle lane (The Parkway: Gordon Brae to Hillhead Cottages – Balgownie Road) that runs along the northern boundary of the site of the site.

Proximity of employment opportunities.	3	The site sits 243m away from Aberdeen Science and Technology Park. The nearest District center is within 773m of the site.
Contamination	3	There are no known contamination issues on the site.
Land Use Conflict	2	The site is currently covered in recent planted trees with paths running throughout. As these trees have been planted quite recently and are quite extensive over the site, erecting 100 houses may cause a land use conflict. However, adjacent land use is largely residential, therefore there would not be any land use conflict with nearby uses as the proposed use is also residential.
Physical Infrastructural Capacity	3	No known constraints
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site zoned as urban greenspace and appears to be well used for informal recreation.

B0229 – Site adjacent to Persley Croft

SITE NUMBER: B02/29	NAME of SITE: Site Adjacent to Persley Croft
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Nature of the proposal:	Residential (2.42ha: 25 detached/semi-detached houses)	
Checklist Score:	45	
Constraints:	Access and connectivity	
Recommendation:	Undesirable	

Justification:

The site is subject to significant constraints regarding access. The site is considered to be undesirable for development due to its location directly on the **A92** trunk road (The Parkway), which is a major transport route. The Parkway severs the site from nearby residential development, service and facilities at Danestone, and would be very difficult and hazardous to cross for pedestrians and cyclists. The Parkway is a robust Green Belt boundary in this area. Considering the plans for development of 7,000 homes and 5ha of employment land at OP9 Grandhome, it cannot be assumed that this road will become a significantly quieter local road after the AWPR is completed.

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds
Aspect	3	South facing slope.
Slope	2	Gentle south facing slope (gradient 1:18).
Flood risk	3	No part of the site is identified as being at risk of flooding according to SEPA Indicative Flood Risk Maps. There are no watercourses on the site and previous flooding incidents have not been recorded.
Drainage	3	Site is freely drained.

Built / Cultural Elements	2	<p>There are no listed buildings or scheduled monuments on site. Existing derelict agricultural buildings present on site.</p> <p>Archaeological finds have been made in close proximity to the site (including a Middle Bronze Age axe head), and the site of a former smithy is also close by. This indicates that the site itself may be of archaeological interest but there is not considered to be any significant constraints with regards to built or cultural elements.</p>
Natural Conservation	2	<p>A pocket in the south of the site is part of the Green Space Network. The site falls within an area of potential bat habitat (woodlands), and a bat study may be required. Designated species recorded by NESBREC for this site: Wych Elm. Note the are to the north of the site (formerly a District Wildlife Site) is no longer designated as a Local Nature Conservation Site. There is a small area of Ancient Woodland off site to the north; this should not be affected.</p>
Landscape Features	2	<p>Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.</p> <p>The site is currently agricultural grazing land, bounded by low dry-stone walls. An area of woodland, some of which is ancient woodland, lies outside of the boundary to the north of the site. According to the supporting statement this woodland will be retained, and as such would not impose significant constraints on development of the site.</p>
Landscape Fit	2	<p>The site is highly visible to traffic driving along the A92. Development of this site would form an isolated island of development on the western side of the Parkway, surrounded by open fields and dense tree cover. However, there is residential development clearly visible directly opposite on the eastern side of the Parkway, so residential development on the proposed site would not be entirely out of keeping with its immediate setting. The northern-bound approach up the Parkway would also be improved by the removal of the derelict agricultural buildings. However, the Parkway maintains a robust and easily identifiable Green Belt boundary.</p> <p>The site is currently designated as Green Belt, and contributes to the landscape setting of Danestone, where the current built up area is clearly bounded by The Parkway. Therefore, it is considered that development of this site would intrude slightly into the surrounding landscape.</p>

Relationship to existing settlement	1	The site is separated from the nearby residential development at Danestone by the A92 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for the majority of cyclists. Vehicular access/egress is likely to be difficult and dangerous due to poor visibility and busy, fast traffic in both directions. With significant new development planned at Grandhome, it is not possible to assume that the Parkway will become a significantly less busy local road once the AWPR has been completed.
Land Use Mix / Balance / Service Thresholds	1	The proposed new development is for residential only. It is a relatively small site and the proposal (25no houses) is unlikely to provide or help attract any new services or facilities. Therefore, it will not contribute to an improved mix of uses in the area.
Accessibility	2	The nearest bus stop is under 400m walking distance (343m) away at Persley Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly.
Proximity to facilities - shopping / health / recreation.	3	The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to general retailing. There is a Health Club and Spa 482m away from the site. Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Site is separated from the nearby residential development, services and facilities at Danestone by the A92 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for most cyclists. Once the Parkway has been crossed, there are no pedestrian connections into Danestone through the bank of homes opposite. There are no Core Paths or cycle network present on or near the site.
Proximity of employment opportunities.	2	The nearest district center is 189m away from the site. There are limited employment opportunities within 1.6km of the site, at the Mugiemooss Industrial Estate.

Contamination	2	The northern half of the site is identified as being potentially contaminated. It is the site of the former Persely Quarries and has been the subject of extensive infilling. There is therefore the likelihood of contamination. If this site were to be developed, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175:2017 and a detailed risk assessment.
Land Use Conflict	2	Working scrap yard situated less than 100m from the southern boundary of the site may pose noise and air quality issues for development on the proposed site. There is currently a tree belt acting as a buffer between the site and the scrap yard. It is unclear how significant this effect would be and it is likely that any effect could be mitigated.
Physical Infrastructural Capacity	3	Site is fully serviced in terms of water and electricity. Other utility connections unknown.
Physical Infrastructure Future	3	Using the Think Broadband Checker, it is evident that Fiber internet is available in the postcode. Being near to a residential area and with the Grandhome development underway, it is likely that fast broadband will be rolled out in the area in the future.
Service Infrastructure Capacity	2	Secondary School: Site within the catchment of Bucksburn Academy. 2018 – currently under capacity at 87%. Predicted year over capacity 2020, and by 2025 it is forecast that the school will be over capacity by 137%. Primary School: Site within catchment of Grandhome interim at Danestone. 2018 – currently under capacity at 69%. 2025 – forecast to still be under capacity at 89% in 2025.
Other Constraints	1	It is likely that car access could only be served by a left in/left out arrangement which would be half way up an overtaking lane. This is considered unsuitable.

B0230 – Land at Corse Hill

SITE NUMBER: B02/30	NAME of SITE: Land at Corse Hill
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Nature of the proposal:	80 – 120 houses	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	47	
Constraints:	Local Nature Conservation Sites, Green Belt, Green Space Network, Access	
Recommendation:	Undesirable	
Justification:		
<p>The site is north/south facing and has reasonable shelter. It slopes gently northwards and forms a slight bowl shape. In terms of education capacity there is enough capacity at Glashieburn Primary School while Old Machar Academy is expected to be overcapacity in 2024. It is expected that once the new school is built in Grandhome there would be sufficient capacity. However, the site forms part of the Green Space Network, it is in the Green Belt and is covered by Scotstown Moor/Perwinnes Moss Local Nature Conservation Site designation. The site is visible from the B997 and serves as a buffer separating Ashwood, Bridge of Don from Scotstown Moor. In addition, the lack of facilities within walking distance would encourage more use of the private car. The site is considered inappropriate for residential development.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter provided from small tree belts along the boundaries to the south, west and east.
Aspect	3	Site is north/south facing.
Slope	3	Site slopes gently northwards. It has a gradient of approximately 1:25.
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is little risk of surface water flooding. There have been no recorded incidents of flooding on the site.
Drainage	3	No evidence of waterlogging on site.

Built / Cultural Elements	3	No constraining built or cultural elements on site. There is a caravan on site with some temporary structures.
Natural Conservation	1	Site comprises agricultural land – it is zoned as Green Belt in 2017 ALDP. It is also part of the Green Space Network. The entirety of the site is covered by Local Nature Conservation Site designated (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 400m from the southern border of the site. Site is bound by Scotstown Moor Local Nature Reserve to the west. Site is identified as being a potential bat habitat – a bat survey may be required. Records show there are designated and locally important species on site. Invasive non-native plant species on site. Development would result in some loss/disturbance of wildlife habitat.
Landscape Features	2	Site is largely open agricultural land with a tree belt on the boundaries to the south, west and east. Likely loss/disturbance to trees.
Landscape Fit	1	The site forms a slight bowl as it is not highly visible from the B997 due to the tree belt along the western boundary. However, residential development on the site would intrude significantly into the surrounding landscape.
Relationship to existing settlement	1	Although there are four detached properties next to the site, the entire site is separated from the Ashwood development in Bridge of Don by the B997 road.
Land Use Mix / Balance / Service Thresholds	2	There is little development surrounding the site, but what does exist is residential. Therefore, development of more residential is not likely to add to the land use mix. However, the development of approximately 80-120 houses is likely to attract some facilities or services.
Accessibility	1	The B977 is a very busy road with no bus route along it. The nearest bus stop would be at Dubford Road which is more than 800m from the site. A wider access would need to be created to access the development.
Proximity to facilities - shopping / health / recreation.	1	All facilities are located more than 800m from the site: Middleton Park District Centre – 1km from the site. Old Machar Medical Practice – 1km from the site.

		Glashieburn Primary School – 950m from the site. Old Machar Academy – 900m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 14 (Lochside/Denmore Woods to Perwinnes Moss) is 400 south east of the site. Core Path 16 (Whitestripes to Perwinnes Moss) is 500m west of the site. There is no cycle path near the site.
Proximity of employment opportunities.	3	Denmore and Murcar Industrial Estate is 1.4km from site. Bridge of Don Industrial Estate is 1.7km from the site.
Contamination	3	There is no evidence of contamination on site.
Land Use Conflict	1	Development would be adjacent to the B9777 which would present noise issues, particularly on the western part of the site.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. It is expected that once the new academy is built in Grandhome there would be sufficient capacity. Glashieburn Primary School has enough capacity to accommodate the development.
Other Constraints	3	None known.

B0231 – Balgownie Area 2

SITE NUMBER: B02/31		NAME of SITE: Balgownie Area 2
Nature of the proposal:	Residential for 80 units / 120 with B02/35	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	53	
Constraints:	Urban Green Space	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes residential development for 80 units but a total of 120 when developed in conjunction with bid B02/35 and where there is an intrinsic relationship between the two bid sites for both construction and access. The site is south facing, well sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space and Green Space Network, as part of the Balgownie Playing Fields. Designated species have been identified within the vicinity of the site. This part of the playing fields appeared well used and maintained with fresh line marking. Surrounding uses are a mixture of recreational, residential and specialist employment. The proposed residential use would not conflict with these.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current 'constrained' supply in the first instance. The allocation of this site is unlikely to accord with the Proposed Strategic Development Plan. Site is landlocked without development at Campus One bid site B02/35 within Aberdeen Science and Technology Park.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Enclosed – trees surrounding much of the site.
Aspect	3	Site is south facing.

Slope	2	Slight southerly slope on site.
Flood risk	2	Low to medium risk of surface water flooding at western edge of site. Site design and layout would need to mitigate this risk.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. Danestone House Walled Garden (Category B, extensive walled garden) located north-west outside the site boundary. There is one Site and Monuments record on the southern boundary (Balgownie House).
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site no. 8) covers entire site. Site is zoned as Urban Green Space in the extant local development plan. There is some woodland to the southeast. Designated species have been identified within a buffer zone of the site boundary.
Landscape Features	2	Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Existing trees should be retained on site where possible especially those to the south of the site which provide a strong visual buffer.
Landscape Fit	3	Aside from the northern section, the site is well screened from surrounding land uses and is likely to be unobtrusive to the existing landscape.
Relationship to existing settlement	3	Site is located within Bridge of Don and is within close proximity to both Danestone and Tillydrone.
Land Use Mix / Balance / Service Thresholds	2	Balgownie Area 2 proposes residential uses adjacent to an existing specialist employment area, residential area and recreational areas.
Accessibility	2	Bus route 8 and 18 run along Gordon Brae with bus stops 181m away from the site. However the tree belt to the south of the site may hinder access to these bus stops. The closes accessible bus stop is within 800m.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighbourhood centre is approximately 700m away at Braehead Way where there are a limited range of local shopping facilities. The nearest primary school is Danestone Primary School at 662m away although the site is located within the Braehead Primary School catchment area (983m

		away). The nearest secondary school is Bridge of Don Academy (772m). Danestone Medical Practice is 829m away from the site. There is a private nursery located within Aberdeen Science and Technology Park (525m).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs north (422m away) and west (474m away) of the site. Core Path 12 (River Don to Westfield Park) runs south east (588m away). There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs west of the site (166m away).
Proximity of employment opportunities.	3	The site is 134m away from the Aberdeen Science and Technology Park and is approx 1.2km away from the nearest District Centre.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	The site is currently used as a sport pitch for recreational purposes. Development on the site will introduce a new residential land use adjoining the existing Aberdeen Science and Technology Park. It is not likely to conflict but access to the site is likely to be predominately via an employment site.
Physical Infrastructural Capacity	3	No known constraints
Physical Infrastructure Future	3	No known constraints
Service Infrastructure Capacity	3	Primary School: Braehead Way – currently at 82% capacity. It is forecasted to be at 86% capacity by 2025. Secondary School: Bridge of Don Academy – currently at 77% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site is zoned as Urban Green Space and is in recreational use.

B0232 – Silverburn House

SITE NUMBER: B02/32		NAME of SITE: Silverburn House
Nature of the proposal:	Residential (100 units)	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	53	
Constraints:	Land Use Conflict, Specialist Employment Area	
Recommendation:	Undesirable	
<p>Justification:</p> <p>Site is a brownfield, south facing, flat, exposed site at risk of surface water flooding with designated species identified within the vicinity of the site. It is zoned for specialist employment uses with the prior use being a 5 storey office block (now demolished). The site is relatively disconnected to facilities required to serve a residential use.</p> <p>While the potential residential use would not necessarily conflict with the employment uses, the potential for erosion to the specialist nature of the employment area is considered a land use conflict.</p> <p>On 21 January 2020, the Strategic Development Plan Authority received the Examination Report into the Proposed Strategic Development Plan for Aberdeen City and Aberdeenshire. The main issue arising from this is that the Housing Allowances for the period 2020-32 has been increased by 938 units for both Aberdeen City and Aberdeenshire which will need to be accommodated in both Local Development Plans. In response, a site of 1000 units has been identified at OP2 Murcar and 100 units at OP12 Silverburn House. Both of these sites are already allocated for employment use and both were subject to development bids to change this to residential. In this instance, the loss of this employment land is not considered critical at a time when there is a substantial supply of employment land around the city, as well as land identified for harbour related uses. The slight over-allocation of housing would ensure that, should any other sites be removed (for instance during the Examination), there is a lower risk of other less desirable and late stage sites being brought in as replacements.</p>		

Criteria	Score	Justification
Exposure	2	Mature tree belt located to east of site boundary but little shelter vegetation to the north of the site for screening. There is some shelter from northerly winds.
Aspect	2	Site is east facing.
Slope	3	Site is flat with slight slope from west side of site to the Silver Burn.
Flood risk	2	The Silver Burn runs north to south at the western side of the site. Flooding maps indicate a low, medium and high risk of surface water flooding. Hard development would need to avoid this area. Site design would need to mitigate this risk.
Drainage	3	No apparent drainage issues on site. Freely drained.
Built / Cultural Elements	3	No known built or cultural heritage constraints.
Natural Conservation	2	No significant nature conservation constraints on site. Designated species have been identified within a buffer zone of the site boundary. Risk of loss and/or disturbance to wildlife habitat/species.
Landscape Features	3	Limited landscape features present on site aside from limited screening planting to south, east and west of site. Site layout and design unlikely to cause disturbance to these.
Landscape Fit	2	Site is a flat (following recent demolition of a 5 storey office block) exposed site in a highly visible location in all directions given its location at a highly traffic roundabout accessed from roads with dual lanes. Site is located within a specialist employment area with predominant use of class 4 high quality office space. Any development on this now vacant site would likely be obtrusive in the surrounding landscape given the flat and exposed nature of the site. There is a likelihood that introduction of alternative uses has the potential to erode the specialist employment nature of the business park.
Relationship to existing settlement	3	Site is located within the Aberdeen Energy Park within Bridge of Don. Adjacent land uses are specialist employment in nature to the east, a dual carriageway to the west, private nursery and

		gymnastics centre to the north and both specialist employment and mixed use zonings to the south of the site.
Land Use Mix / Balance / Service Thresholds	3	Silverburn House proposes residential uses on a brownfield site within a specialist employment area. The adjacent mixed use allocation at the former AECC site has not yet been built. Amending the zoning to residential would contribute towards a balance of uses, however it would likely encourage further erosion of the specialist nature of the business park.
Accessibility	3	Accessibility to bus service is very good. Park and Ride facility is located to the south of the site bus route with closest bus stop less than 150m away from the site. Bus service 1B serves this route. Additional bus routes run along Ellon Road at less than 250m away which include 1B, 40, 54, 60, 68, 290, X54, X60 – these routes tend to serve Aberdeenshire as well as Aberdeen City. Rail services are available within Aberdeen City centre.
Proximity to facilities - shopping / health / recreation.	2	There is an existing hotel to the south of the site. Denmore Road commercial centre (Bridge of Don Retail Park) is over 1km away. Scotstown Neighbourhood Centre is approximately 1km away. Scotstown Medical practice is over 1km away. Scotstown Primary School is over 1km away. Lochside Pond is just over 800m away. Pre-School nursery is located within 150m of the site to the north. Gymnastics centre is located within 150m of the site to the north.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths around the eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. Footpaths run along the A92 north towards the Denmore Road commercial centre (Bridge of Don Retail Park) and also west along the Parkway. Core Path 18 (Murcar Beach) is located over 800m from the site. As noted above the distance to these facilities is considerable.

Proximity of employment opportunities.	3	The nature of the site as a Specialist Employment Area means that there are already employment opportunities on site. Further employment opportunities may be available within Bridge of Don and Denmore Industrial Estates in addition to Denmore Road Commercial Centre (Bridge of Don Retail Park).
Contamination	2	There is potential contamination on site, however as the majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.
Land Use Conflict	1	The site is currently a vacant brownfield site within the existing specialist employment zoning at Aberdeen Energy Park. Proposed use is not likely to significantly conflict with adjacent employment uses but has the potential to erode the specialist employment nature of the business park.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is currently within capacity (67%) and will still be in capacity in the long term (78% capacity in 2025). Bridge of Don Academy has capacity at present (77%), however it is forecast to go over capacity by 2025 (101%).
Other Constraints	3	No other known constraints.

B0233 – Shielhill South

SITE NUMBER: B02/33		NAME of SITE: Shielhill South
Nature of the proposal:	Mixed-Use Residential Development (100 units) including community facilities and commercial uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	52	
Constraints:	Green Belt, Landscape fit, Relationship to existing settlement, Accessibility	
Recommendation:	Undesirable	
Justification:		
<p>Located within the Green Belt within a green space buffer between Bridge of Don and Potterton the Green Belt function in this vicinity helps protect the identify of both areas. Development at this location would lead to urban sprawl. The site is relatively remote from existing facilities and accessibility is poor. Part of the site was considered during the Examination into the 2017 LDP. The reporters concluded that the Green Belt status of the land at Shielhill is appropriate and contributes to the landscape setting of Aberdeen. The current Shielhill Road is an easily identifiable and robust Green Belt boundary in this area. Residential development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</p>		

Criteria	Score	Justification
Exposure	2	Site is south-facing and with limited vegetation giving some shelter from northerly winds.
Aspect	3	South east facing with sight slopes.

Slope	3	Fairly gentle slopes.
Flood risk	2	The Mundurno Burn (located south of Shielhill Road and outwith the site boundary) is prone to flooding with indicative maps showing low risk of both surface water and river water flooding occurring at the bid site entrance. Within the site itself two areas have been identified towards the central and northern sections which are at low-high risk of surface water flooding. Hard development should avoid these areas. A flood risk assessment may be required.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	To the immediate east of the site there is a row of detached inter-war houses set at a higher level and screened by a vegetable bund. To the immediate west are disused farm/industrial buildings.
Natural Conservation	2	<p>The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within a buffer of the site. A bat survey would be required. Other protected species are identified within, or near, the site boundary. Green Space Network designation covers the entire site. Giant hogweed has been recorded within 100m of the site.</p> <p>Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west.</p>
Landscape Features	3	Site has some overgrown vegetation and field boundaries.
Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the Green Belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust Green Belt boundary. Development in this area (north of Shielhill Road) would be obtrusive into the otherwise undeveloped land around the site with no clear boundary to limit further expansion.

Relationship to existing settlement	1	<p>When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill.</p> <p>Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.</p> <p>Although located in close proximity to a new residential expansion area at Shielhill, it remains that there are significant accessibility constraints in the vicinity which limits the bid site from being able to be well related to the existing settlement. There are no pavements on Shielhill Road. The residential expansion area at Shielhill has no connecting roads to the original suburban area known as Dubford - a bus gate operates at Shielhill Avenue to limit through traffic. To access existing facilities requires a convoluted route through Dubford/Denmore and will likely encourage private car usage.</p>
Land Use Mix / Balance / Service Thresholds	3	A mixture of uses proposed but mainly residential. The site is close to existing industrial areas and a residential expansion area immediately south of the site at Shielhill/Dubford.
Accessibility	2	Access to the site would be via Shielhill Road to the south. The nearest bus stop is less than 400m south at Dubford development. First Bus routes 1B, 8 and 40 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Garthdee. Note the 8 and 40 operate a low frequency service. Note there are no pavements on Shielhill Road.
Proximity to facilities - shopping / health / recreation.	2	Bridge of Don Retail Park is within 1km of the site but there are no direct pavements. Scotstown Moor/Perwinnes Moss is within 300m of the site. The nearest medical facilities are over 1km away. Greenbrae Primary School is over 1km away.
Direct footpath / cycle connection to community and	2	There are no pedestrian facilities on Shielhill Road to the south. There are no Core Paths or cycleways in the vicinity of this proposal – the nearest Core Paths are in Scotstown Moor, over 700m south of the site.

recreation facilities and resources.		
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.
Contamination	2	Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and while no longer in operation is still active as a concrete mixing plant/yard/lorry park and workshop. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School is forecast to be at 80% capacity in 2019. Forecasts show there may be scope for limited development. Old Machar Academy is forecast to be at 72% in 2019. Forecasts show it will go overcapacity by 2024 (102%).
Other Constraints	3	None known

B0234 – WTR Site Extension

SITE NUMBER: B02/34		NAME of SITE: WTR Site Extension
Nature of the proposal:	Residential (38 units)	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	48	
Constraints:	Accessibility, Proximity to facilities, Nature Conservation, Landscape Fit	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The northern part of the site was previously assessed under B02/08 and deemed to be desirable based on the previous proposal for limited housing development (20 units) on a brownfield, low lying, low risk of flooding and good drainage site. An extension to the site has been proposed which extends the site partially into land previously proposed under B02/09 for nearly double the number of units (38 units). Whilst the northerly section of the site remains desirable under B02/08 for 20 units, there is no justified merit in an extension into land which poses risk to loss and disturbance of wildlife habitat and both designated and protected species in the Scotstown Moor/Perwinnes Moss Local Nature Conservation Site and potential loss of recreational route well used by residents. The historic structures identified to the south of the site (outwith the extension area) does not justify treating the extension part of the site as brownfield.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current ‘constrained’ supply in the first instance. The allocation of the extended site is unlikely to accord with the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	There is little shelter from northerly winds through topography or vegetation. The southern and eastern part is elevated with an exposed northerly facing slope.

Aspect	1	Site is north facing.
Slope	2	The site is flat to the north, however has a northerly facing steep slope with a 1:4.5 gradient at the steepest section. Approximately half of the site is at a 1:14 gradient.
Flood risk	3	The site is not currently identified as at risk of flooding according to SEPA Flood Risk maps. However, it is in close proximity to the area at risk of flooding from the Burn of Mundurno and surface water flooding on the opposite side of the Sheilhill Road. The site is slightly elevated from these areas.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	No constraining built or cultural elements on the site.
Natural Conservation	2	<p>The majority of the site is covered by Local Nature Conservation Site designated (Scotstown Moor/Perwinnes Moss) and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site. The majority of the site is largely covered in gorse scrubland, and there is likely to be some loss or disturbance of wildlife habitat or species. Identified as priority habitat HE1 European dry heath. Parts of the site are identified as being areas of potential bat habitat. A bat survey would be required. Designated and locally important species are identified within or near the site boundary. There are records of Invasive Non-Native Plant Species Japanese Knotweed and Giant Hogweed on the site. Protected species may be an issue.</p> <p>Only the brownfield element of the site to the north (B02/08) is outwith the LNCS.</p>
Landscape Features	2	The minority of the site to the north is already developed with shed type buildings and hard standing. Redevelopment would not result in any significant loss of landscape features. The rest of the site is scurb and gorse which is a distinctive feature of the area. There is no likely loss or disturbance to trees, woods or stone walls.
Landscape Fit	2	The site is highly visible from the Shielhill Road and it is visible from the minor Leuchlands Road to the north. The flat area of the site is low lying and should not pose significant impact. The rest of the site is

		elevated although the boundary lies below the crest of the slope limiting its impact. Regardless developing into the slope will result in erosion of the natural topography of the LNCS.
Relationship to existing settlement	3	The site is reasonably well related to the new Dubford development with a strip of open space separating the two.
Land Use Mix / Balance / Service Thresholds	2	Housing proposed adjacent to a predominantly residential area. Limited likelihood of attracting new facilities.
Accessibility	1	The closest bus stop is over 400m away within the Shielhill/Dubford development. First Bus routes 1B, 8, 8A and 40 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Garthdee. Although the bus stop is relatively close, this would present a challenge as there is no direct access to the bus stop via footpath along the main road. Note bus service 8 and 40 operate a low frequency service. Access would be convoluted via Perwinnes Moss and Scotstown Moor Core Paths and through the Dubford development.
Proximity to facilities - shopping / health / recreation.	2	Site is approximately 1km from Denmore Commercial centre. Old Machar Medical Practice, Old Machar Academy and the Jesmond Centre are approximately 1.7km from the site. Local Nature Conservation Site designated (Scotstown Moor/Perwinnes Moss) is within the site boundary and there is a SSSI (Scotstown Moor) approximately 500m from the southern border of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The Perwinnes Moss Core Path leads directly to the site. It also adjoins the Scotstown Moor Core Path located about 400m south of the site. There are no cycle paths.
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.
Contamination	3	The area is adjacent to an area of general quarrying but given that it has been built on there are unlikely to be any issues.

Land Use Conflict	3	Residential uses are proposed adjacent to a residential area so there is no conflict anticipated.
Physical Infrastructural Capacity	3	The proposer has indicated that there are no significant constraints in terms of water, gas and electricity.
Physical Infrastructure Future	3	Proposal indicates there are no significant constraints in terms of broadband connections.
Service Infrastructure Capacity	2	Oldmachar Academy currently has capacity. This capacity will decrease over time largely due to the Grandhome development and it is anticipated that it will be over capacity in 2024. Greenbrae Primary has limited capacity but may be able to accommodate this development provided no others come forward in its catchment. The proposal puts forward a mix of house types ranging from 2 – 5 bedrooms which is more likely to generate additional pupils.
Other Constraints	2	The area is well used for informal recreation as evidenced by the number of footpaths and tracks to the south of the site.

B0235 – Campus One, Aberdeen Innovation Park

SITE NUMBER: B02/35		NAME of SITE: Campus One, Aberdeen Innovation Park
Nature of the proposal:	Residential for 40 units (120 with B02/21)	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	53	
Constraints:	Specialist Employment Area, Land Use Conflict	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes residential development for 40 units (but a total of 120 when developed in conjunction with bid B02/31) where there is an intrinsic relationship between the two bids for both construction and access. The site is south facing, well sheltered, but has potential for drainage issues and has a steeper slope running southwards. Whilst the potential residential use would not necessarily conflict with the employment uses, the potential for erosion to the specialist nature of the employment area is considered a land use conflict. The site itself is relatively disconnected to nearby facilities. Designated species have been identified within the vicinity of the site.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current ‘constrained’ supply in the first instance. The allocation of this site is unlikely to accord with the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from tree belt shelter on south and west sides.
Aspect	3	Site is south facing.
Slope	2	Site slopes southwards. The northern part of the site has a steeper 1 in 11 slope.

Flood risk	3	No known risks of natural or man-made flooding on the site.
Drainage	2	Signage on site indicates the site is liable to flooding due to soft ground. In lieu of any flood risk information to accord with this it suggests there may be drainage issues to overcome on site.
Built / Cultural Elements	3	There are no listed buildings or monuments on site. There is one Site and Monuments record to the west of the site (Balgownie House) – outwith site boundary.
Natural Conservation	2	The Green Space Network Policy applies to the southern boundary. Further development may result in some loss or disturbance to wildlife. Designated species have been identified within a buffer zone of the site boundary.
Landscape Features	2	There is a mature tree belt to the south and west sides of the site. There would likely be some loss to the tree belt located west of the site if the site was to be developed in conjunction with B02/21.
Landscape Fit	2	The site is currently in use as a specialist employment area, with a predominant use of class 4 high quality office space. There is also a nursery on site. Because development already exists within the site, any new development is unlikely to have a significant impact on the current landscape. However, introduction of other uses has the potential to erode the specialist employment nature of the business park.
Relationship to existing settlement	3	Site is located within Bridge of Don and is within close proximity to both Danestone and Tillydrone.
Land Use Mix / Balance / Service Thresholds	2	Campus One proposes residential uses on an undeveloped site within a specialist employment area and adjacent to existing residential areas to the south. It is unlikely that introducing housing to a specialist employment area would attract other new services or facilities to benefit the existing and planned residents. Introducing a new residential element to land zoned as specialist employment would likely encourage further erosion of the specialist nature of the business park.

Accessibility	2	Bus route 8 and 18 run along Gordon Brae with bus stops within 400m from the site. However the tree belt to the south of the site may hinder access to these bus stops. The closes accessible bus stop is within 800m.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighbourhood centre is approximately 615m away at Braehead Way where there are a limited range of local shopping facilities. The nearest primary school is Danestone Primary School at just over 800m away although the site is located within the Braehead Primary School catchment area (over 800m away). The nearest secondary school is Bridge of Don Academy (680m). Danestone Medical Practice is over 1km away from the site. There is a private nursery located within Aberdeen Innovation Park (under 400m).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 12 (River Don to Westfield Park) runs south east (400m away). There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs west of the site (180m away).
Proximity of employment opportunities.	3	The nature of the site as a Specialist Employment Area means that there are already employment opportunities on site. Further opportunity for employment may be at the Danestone District Centre located over 1km away.
Contamination	2	The site is identified as being potentially contaminated. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.
Land Use Conflict	2	The site is currently a vacant plot within the existing specialist employment zoning at Aberdeen Innovation Park. It is not likely to conflict with adjacent employment uses but has the potential to erode the specialist employment nature of the business park. Also access to the site is likely to be predominately via an employment site.
Physical Infrastructural Capacity	3	No known constraints
Physical Infrastructure Future	3	No known constraints

Service Infrastructure Capacity	3	<p>Primary School: Braehead Way – currently at 82% capacity. It is forecasted to be at 86% capacity by 2025.</p> <p>Secondary School: Bridge of Don Academy – currently at 77% capacity. It is forecasted to go over capacity by 2025.</p>
Other Constraints	3	No factors.

Ward 3 – Kingswells/Sheddocksley

- B0301 – New Stadium at Kingsford
- B0302 – Gillahill
- B0303 – Sunnyfield
- B0304 - Land at Woodend Hospital
- B0305 – Gateside Farm
- B0306 – Huxterstone
- B0307 – Land adjacent to Ardene House
- B0308 – Land to the north of A944
- B0309 – Derbeth Kingswells
- B0310 – Prime West
- B0311 – Prime Four North
- B0312 – East Kingsford
- B0313 – Summerfield House
- B0314 – Maidencraig North West 1
- B0315 – Maidencraig North West 2
- B0316 - Smiddybrae
- B0317 – Greenferns, South of Orchard Brae: **Bid Withdrawn**
- B0318 – Greenferns, West of Orchard Brae
- B0319 – Woodend Hospital
- B0320 – Old Skene Road
- B0321 - Huxterstone

B0301 – New Stadium at Kingsford

SITE NUMBER: B03/01		NAME of SITE: New Stadium at Kingsford
Nature of the proposal:	Stadium, Community and Sports Facilities and Football Academy	
Checklist Score:	48	
Constraints:	Green Belt	
Recommendation:	Desirable	
<p>Justification:</p> <p>The site is generally low-lying with limited flooding risk. It is open farmland that is currently zoned as Green Belt in the extant local development plan. It serves as a green space buffer between Kingswells and Westhill and has the Green Belt function of helping to protect the identity of both areas. It is distant from local facilities. It is however noted that planning permission was granted for a new stadium at the site location (P170021) in April 2018. This will replace the existing stadium at Pittodrie, which also has planning permission for the development of 350 units (P101517). Given these circumstances it is appropriate to allocate it as an opportunity site for a football stadium, community and sports facilities, and a football academy.</p>		

Criteria	Score	Justification
Exposure	2	Site is generally low-lying with a tree belt to the west providing some shelter from northerly winds.
Aspect	3	Southwest facing site.
Slope	3	Flat site with gentle undulations.

Flood risk	2	SEPA Flood Maps show there is 10% chance of surface water and fluvial flooding to the north and northwest of the site. Brodiach Burn runs along the western boundary of the site. Hard development would need to avoid this area.
Drainage	2	Most of the site is freely drained however there are pockets where drainage would be affected by construction.
Built / Cultural Elements	3	Documentary evidence of a quarry (Site Ref. NJ80NW 0091) centrally within the site. Documentary evidence of Crombiecairn Farm (NJ80NW 0079) outwith the southern boundary. There is a Mile Stone outwith the southern boundary (Site Ref. NJ80NW 0039). Development would result in no loss of built or cultural elements.
Natural Conservation	2	Site comprises of grassland and over grown bushes with semi-mature trees. Protected species may be an issue. Bats have been recorded on site and a bat survey may be required. Designated Species recorded for this site by NESBReC are; Common Tern, Skylark and Kestrel. There have also been recordings of Pink-Footed Goose on the site.
Landscape Features	3	Site is classed as open farmland and comprises six agricultural fields. Records show there were historic uses of mineral, waste and peat industries. Site is largely undeveloped with some semi-mature trees and overgrown bushes. During the site visit it was clear that construction had begun for the approved football stadium.
Landscape Fit	1	Proposed uses would be prominent in the surrounding landscape which is open farmland/fields with scattered cottages.
Relationship to existing settlement	1	Site is unrelated to Kingswells development to the east or Westhill to the west. When compared to both settlements, it is closer to Westhill.
Land Use Mix / Balance / Service Thresholds	3	Proposal is for a stadium, community and sports facilities and a football academy. It would contribute significantly to the land use mixes in the area.

Accessibility	2	There is a bus stop along the A944 (350m away) with a limited N17 Stagecoach bus service. Stagecoach route X17 travels along the A944 running between Aberdeen and Westhill/Echt. However, the closest bus stop would be on Straik Road in Westhill which is more than 2km away.
Proximity to facilities - shopping / health / recreation.	1	Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle lane that runs along the A944. Core Path 91 (Westhill Road to Queens Road) runs along the A944, south of the site.
Proximity of employment opportunities.	3	Arnhall Business Park is within 400m of the site.
Contamination	1	Records show two significant areas of contamination on site.
Land Use Conflict	1	A stadium and sports facilities are being proposed within the Green Belt. This would generate additional traffic and noise in the area.
Physical Infrastructural Capacity	3	No anticipated constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site is in the catchment area of Westhill Primary and Westhill Academy CEC. However, given the nature of the proposals, education capacity would not be applicable.
Other Constraints	3	There are gas pipelines in the area but no other relevant constraints.

B0302 – Gillahill

SITE NUMBER: B03/02		NAME of SITE: Gillahill
Nature of the proposal:	Residential (650 houses), Primary School, Civic Space, Café	
Checklist Score:	54	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The site has scored well in most of the criteria. It is generally flat with reasonable shelter and is well related to the wider Kingswells area. It was however considered during the examination into the 2012 and 2017 LDPs. The reporter concluded that its Green Belt status was appropriate, and its development would result in significant encroachment into the existing open gap that separates Kingswells from Aberdeen. In addition, there is no primary school capacity at Kingswells, although the proposal seeks to include a primary school as part of the development. It is felt that the site's Green Belt function still stands therefore making the site inappropriate for residential development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Topography and tree belt along northern and western boundary offers good protection in the northern section of the site, but less protection across the more elevated southern section of the site.
Aspect	2	Generally east-facing slope.
Slope	2	Gradual slope from west to east.
Flood risk	3	No known natural or man-made risk of flooding other than small isolated pockets of surface water around Gillahill Cottage and the sinks/issues on the east of the site.
Drainage	3	No evidence of waterlogging on site.
Built / Cultural Elements	2	Site and Monuments: Gillowhill Farm (Ref No.NJ80NE 0389), now known as Gillahill, and Gillahill Burial Ground (Ref No.NJ80NE 0073) both lie centrally within site. There is a consumption dyke (Rough's Cairn Dyke South-East) along the eastern boundary (Ref No. NJ80NE 0177).
Natural Conservation	2	There are records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. Area to the west of the site identified as Ancient Woodland with numerous Tree Preservation Orders (Ref Nos. 63 and 199).
Landscape Features	2	The site is open farmland with stone walls marking the site boundary and separating fields within the site. The east, west and northern boundaries are marked by a mixture of mature and semi-mature trees with further pockets of trees situated centrally within the site. Green Space Network (Site Nos.27 & 31) bounds the site to the east, north and west.

Landscape Fit	2	The majority of the site is identified as wooded farmland, with a small section identified as open farmland along the southern edge. The site comprises several fields separated by a square grid of dry stone dykes, with distinct lines of trees marking the site boundaries to the north, east and west. The eastern section of the site is more elevated and lies adjacent to an area of semi-mature woodland, resulting in no clear views into the site from the existing settlement at Kingswells. Longer distance views into the site can be obtained from the surrounding countryside to the east. The site helps to maintain the separate identities of Kingswells and Aberdeen.
Relationship to existing settlement	3	The site is well related to the existing development and the majority of the site is within walking distance of the community centre and school.
Land Use Mix / Balance / Service Thresholds	2	The site is proposed for 650 dwellings, a Primary school, community/civic space and a café . The surrounding area is predominantly residential. Proposed uses would somehow contribute towards a better land use mix.
Accessibility	1	Stagecoach Bus Route 14 travels along Kingswood Drive. This is more than 800m from the centre of the site.
Proximity to facilities - shopping / health / recreation.	3	Kingswells Primary School, and the community centre are within 800m of the site. Local facilities at Kingswells neighbourhood centre are within 800m of the centre of the site. These would be classed as limited in range.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 92 (Kingswells Crescent) runs along the north of the site. Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) runs along the south-western boundary.
Proximity of employment opportunities.	3	There are a limited range of existing employment facilities in the local area, however, of Prime Four Business Park offers a significant range of employment opportunities. It is within 1.6km of the site.
Contamination	3	No records of contamination on site.

Land Use Conflict	3	Residential use is proposed in a residential area. No conflict is anticipated.
Physical Infrastructural Capacity	3	No anticipated constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	2	<p>Site is within the catchment area of Kingswells Primary School and Bucksburn Academy in the interim until Countesswells Academy is built.</p> <p>Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then.</p> <p>The proposal includes the provision of land for a primary school. This would include a nursery and would be included in the future Countesswells Academy catchment area.</p>
Other Constraints	3	None known.

B0303 – Sunnyfield

SITE NUMBER: B03/03		NAME of SITE: Sunnyfield	
Nature of the proposal:	Residential (24 houses)		
Checklist Score:	54		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is south facing, with good drainage, no risk of flooding, and with little or no loss of nature conservation or built/cultural heritage elements. The site is reasonably connected to the existing settlement and there is a Core Path within close proximity linking Kingswells to Aberdeen. It is zoned as Green Belt in the extant local development plan. It would, however, be more elevated than other development in the area and as a result, development would be prominent. There is also a significant slope. It is part of an area which separates Kingswells from Aberdeen and it is considered that it should remain as Green Belt.</p>			
Criteria	Score	Justification	
Exposure	1	Site is on the brow of a hill and is open and exposed to the north with little tree cover/vegetation.	
Aspect	3	South facing site.	
Slope	1	Average gradient across the site is 1:11.	
Flood risk	3	No natural or man-made risks of flooding.	
Drainage	3	No evidence of waterlogging on site.	

Built / Cultural Elements	3	There are no conservation areas, listed buildings, scheduled ancient monuments, or sites and monuments on the site. Outwith the site on the north western boundary is the Kingswells Old Manse, a C-listed building.
Natural Conservation	3	There are no TPO DWS, SSSI, SAC, Woodlands or Priority Habitats present on site. Site adjoins a strip of Green Space Network (Site No.31) on the northern boundary.
Landscape Features	2	There are stone dykes surrounding the site to the north, east and south. It is possible these will be lost if the site was developed.
Landscape Fit	2	The site sits below Newpark Hill and occupies a somewhat significant position within the landscape. It is partly visible from Old Kingswells, some parts of new Kingswells and the surrounding area to the south, east and west. Site forms part of the Green Belt separating Kingswells from Aberdeen and its development would encroach into this open countryside.
Relationship to existing settlement	3	The site is surrounded by housing on its west, northwest and south.
Land Use Mix / Balance / Service Thresholds	1	Proposal for housing in a residential area does not contribute towards the land use mix in this area.
Accessibility	3	The nearest bus stop is within 160m on Fairley Road. Stagecoach routes 14 and 218 travel along here into Aberdeen city centre. Kingswells Park and Ride is within 450m of the site.
Proximity to facilities - shopping / health / recreation.	3	Limited range of shopping facilities are available at the Kingswells neighbourhood centre within 800m of the site. Kingswells Primary School is also within 800m of the site location. Kingswells Medical Practice is 1km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 31 (Kingswells Avenue to Old Skene Road) is situated west of the site along Fairley Road. There is a cycle lane along the Old Lang Stracht Road.

Proximity of employment opportunities.	3	Prime Four Business Park offers a range of employment opportunities and is approximately 650m from the site.
Contamination	3	Records show no evidence of contamination on site.
Land Use Conflict	3	Residential use is being proposed in a residential area, so no conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Kingswells Primary school is forecast to be just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy is forecast to be over capacity by 2025 at 135% effective overall capacity. A new school at Countesswells may be able to provide additional accommodation, but this is unknown at present.
Other Constraints	3	None known.

B0304 – Land at Woodend Hospital

Land SITE NUMBER: B03/04		NAME of SITE: Land at Woodend Hospital
Nature of the proposal:	Care Home (2,000m ²)	
Checklist Score:	55	
Constraints:	Green Space Network, access to site, natural conservation	
Recommendation:	Undesirable	
Justification:		
<p>The site is adjacent to a residential area and Woodend Hospital. The proposed use of a care home would fit well within the surroundings and would provide a positive facility for elderly people. However, the site is part of the Green Space Network that forms a corridor linking Kingswells South and Hazlehead Green Space Networks. Development on the site would interrupt this network and it would also have a negative impact on natural conservation in the area - there are several TPOs on site as well as wildlife habitats. In addition, access to the site would present a challenge as the western and southern part slopes steeply with a gradient of 1:14.</p>		

Criteria	Score	Justification
Exposure	3	Generous tree cover provides shelter from northerly winds.
Aspect	3	Southwest facing site.
Slope	1	To the west and south the site has steep slopes with a gradient of not more than 1:14. The rest of the site has more gentle undulations.

Flood risk	3	SEPA Flood Maps show there is a little chance (0.1%) of surface flooding to the east corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However there have been no flooding incidents on or near the site.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	Site comprises woodland and grassland with overgrown bushes. There will be no loss of built or cultural elements. It is recognized that Woodend Hospital to the north has Category B-listed features. Any development would need to take this into consideration.
Natural Conservation	1	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site (ref. no 251). These cover the broadleaf and coniferous trees on site. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. Records also show the area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dumnock. During the site visit a deer was present on site. Site is part of the North Burn of Rubislaw Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the local wildlife and species.
Landscape Features	1	Site is undeveloped and comprises several mature trees and overgrown bushes. Redevelopment would result in the likely loss/disturbance of these.
Landscape Fit	3	The site is surrounded by residential development and Woodend Hospital to the north. A care home would not have a significant impact on the wider area.

Relationship to existing settlement	3	The site is well-related to the Woodend residential area. Proposed care home is not expected to intrude with the surrounding landscape.
Land Use Mix / Balance / Service Thresholds	3	A care home would add to the mix of uses in the area, which is predominantly residential and a hospital.
Accessibility	3	Closest bus stop is to the south on Queens Road (310m away) with Stagecoach route X17 and First Bus route 11 passing here every 15-20 minutes. Other bus stops are to the north on Lang Stracht where First Bus routes 23 and Stagecoach route 218 travel along (515m).
Proximity to facilities - shopping / health / recreation.	3	Site is around 430m from Tesco Superstore, Sheddocksley Baptist Church and Curl Aberdeen. It is less than 150m from Woodend Hospital. Northfield and Mastrick Medical Practice is 1.2km away. Hazlehead School is 520m away and Hazlehead Academy is 560m from the site. Hazlehead Park is also less than 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are steps leading down to the site. Core Path 27 (Den of Maidenraig to Anderson Drive) and a cycle lane run along North Burn of Rubislaw.
Proximity of employment opportunities.	3	Employment opportunities are available at Woodend Hospital (150m), Tesco Superstore (430m) and Whitemyres Business/Industrial area which has multiple businesses (within 800m). Proposed care home would also offer a source of employment.
Contamination	3	Records show no evidence of contamination on site.
Land Use Conflict	3	A care home is proposed in a predominantly residential area. No conflict is anticipated to arise from this.
Physical Infrastructural Capacity	3	No constraints anticipated.

Physical Infrastructure Future	3	No constraints anticipated.
Service Infrastructure Capacity	3	<p>Site is within the catchment area of Fernielea Primary School and Hazlehead Academy.</p> <p>Fernielea Primary School has enough capacity (64%) both now and long term (89% capacity in 2025). Hazlehead Academy presently has enough capacity (87%). This is expected to decrease overtime with forecasts for 2025 showing it to be 114% overcapacity.</p> <p>However, given the nature of this development, education capacity is not applicable.</p>
Other Constraints	1	<p>Site is part of the Green Space Network, forming a corridor that links Kingswells South and Hazlehead Green Space Networks. This would be lost if development were to go ahead.</p> <p>Access to the site would also be difficult given the gradient of part of the site.</p>

B0305 – Gateside Farm

SITE NUMBER: B03/05		NAME of SITE: Gateside Farm, South East Corner, Land to the west of OP111	
Nature of the proposal:	40 Houses		
Checklist Score:	46		
Constraints:	Green Belt, relationship to existing settlement, not adding to land use mix, not near services and facilities.		
Recommendation:	Undesirable		
Justification:			
<p>The site is south-facing and has reasonable shelter however it slopes towards the Den Burn and has poor drainage. In terms of education capacity there is enough capacity at Fernielea Primary School while Bucksburn Academy is expected to be overcapacity in 2020. It is expected that once Countesswells Academy is built it would have sufficient capacity. However, the site forms part of the Green Space Network and Green Belt. It is highly visible and serves as a buffer separating Aberdeen from Kingswells. Its development would encroach into the existing open gap that separates both these areas. Residential development would not enjoy a suitable amenity due to noise from the A944 and Skene Road. In addition, the lack of facilities within walking distance of the site would encourage more use of the private car. The site is considered to be inappropriate for residential development.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter provided from a small tree belt to the west.
Aspect	3	South facing.
Slope	2	Slopes down towards the north of the site (meets Den Burn valley).

Flood risk	2	The Den Burn runs along the northern boundary of the site and has a low chance of flooding. Hard development would have to avoid this area. There have been no flooding incidents recorded on site.
Drainage	1	On the site visit, the site appeared quite boggy and waterlogged.
Built / Cultural Elements	3	No listed buildings or scheduled monuments on the site.
Natural Conservation	3	LNC – Den of Maidencraig is 230m east of the site – this is not likely to be affected by the development. Part of the north and south of the site is identified as a potential bat habitat (wooded features/inland water), and a bat survey may be required.
Landscape Features	2	The entire site is classed as part of the Green Space Network in the 2017 ALDP. The site is largely open farmland. The road running along the eastern boundary of the site is well used by locals for walking. There is also a cycle crossing located on this road.
Landscape Fit	1	The site largely comprises a mound which is highly visible to traffic along the A944 and Skene Road. Apart from three cottages next to the site, the rest of the landscape is largely open farmland. Therefore, the development of 40 houses would intrude significantly into the surrounding landscape.
Relationship to existing settlement	2	There is a very sparse residential settlement surrounding the site, and so the development is likely to be isolated and not well related to any existing development. Eventually this will change as the Maidencraig development progresses.
Land Use Mix / Balance / Service Thresholds	1	There is little development surrounding the site, but what does exist is residential. Therefore, development of more residential is not likely to add to the land use mix. Furthermore, the development of 40no. houses is not likely to attract any further facilities or services.
Accessibility	3	Bus stop located 100m from the site on the A944 (Stagecoach Bus Service N17 & X17 and First Bus Service N23).

Proximity to facilities - shopping / health / recreation.	1	All facilities are located more than 800m from the site: Kingswells neighborhood center – 1.7km from site. Kingswells Medical Practice – 2km from the site. Kingswells Primary School – 1.8km from the site. Bucksburn Academy – 3.6km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) and an on-road cycle lane (Maidencraig West: Lang Stracht to Skene Road) run along the eastern boundary of the site. Core Path 91 (Westhill Road to Queens Road), also part of the 2015 Cycle Network (Skene Road: Lang Stracht to Maidencraig Nature Reserve) runs along the southern boundary of the site.
Proximity of employment opportunities.	3	Prime Four Business Park is located 1.5km to the west of the site.
Contamination	2	The northern half of the site is identified as being a Potentially Contaminated Site (Gateside Landfill).
Land Use Conflict	1	Development would be sandwiched between the A944 and Skene Road which would present noise issues, particularly on the southern and western parts of the site. Traffic noise was identified as a potential issue during the site visit.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site sits within the catchment areas of Fernielea Primary School and interim provision at Bucksburn Academy. Fernielea Primary – 2018 the school was under capacity at 64%. By 2025 the school is forecast to still be under capacity at 89%. Bucksburn Academy – 2018 the school was under capacity at 87%, however by 2025 the school is forecast to go over capacity at 135%. However, there may be further capacity at the new Countesswells Academy once completed.
Other Constraints	3	None known

B0306 – Huxterstone, Kingswells

SITE NUMBER: B03/06		NAME of SITE: Huxterstone, Kingswells	
Nature of the proposal:	Housing (approx. 90 units)		
Checklist Score:	50		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>Huxterstone was considered during the examination into the 2012 and 2017 LDPs. The reporter concluded that its Green Belt status was appropriate; its development would clearly and visibly encroach into the existing open gap that separates Kingswells from Aberdeen due to its high level of visibility from the A944 and the lack of any strong boundary feature to the east to act as a ‘full stop’ to development towards Aberdeen. In addition, there is limited primary school capacity at Kingswells and the lack of facilities within walking distance of the site would encourage more use of the private car. It is felt that the site’s Green Belt function still stands therefore making the site inappropriate for residential development.</p>			

Criteria	Score	Justification
Exposure	2	Vegetation present on site and some tree cover on the southern boundary of the site. Quite windy and exposed on site visit.
Aspect	3	Generally, south facing slope.
Slope	2	Gradual slope, running from north to south.

Flood risk	2	The Den Burn runs along the south of the site and has a low chance of flooding. Hard development would have to avoid this area. No flooding incidents recorded on site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	No listed buildings or scheduled monuments located on site. The Category C Listed Kingswells Church is located south west outside the site boundary. But the proposed development is not likely to affect any sites of importance to the built/natural environment.
Natural Conservation	2	The site sits within an area of potential bat habitat (woodland), a bat survey may therefore be required. Green Space Network runs just to the south of the site, as does the Rubislaw Local Nature Conservation Site. The site is mainly improved grassland, which does not provide a valuable habitat and there is the potential to make improvements. Site sits within the River Dee Catchment Area. TPO 140 is situated to the south-east corner of the site.
Landscape Features	2	It is currently vacant farmland with a steep embankment at the southern end of the site. The site is zoned as Green Belt in the Aberdeen Local Development Plan 2017. Potential loss to a tree belt which lines the southern boundary of the site. There is a boundary wall bisecting the site.
Landscape Fit	2	The site relates strongly to the existing residential areas and the allocated site OP30 to the west and is well screened from the A944. The site helps to separate Kingswells from Aberdeen.
Relationship to existing settlement	3	The site is well related to existing development in Kingswells with residential development surrounding and Park and Ride to the west.
Land Use Mix / Balance / Service Thresholds	1	The site is proposed as an extension to OP30 and proposes more residential, so this would be unlikely to contribute to a better mix or balance of uses.
Accessibility	2	The nearest bus stop is located 422m from the site (Stagecoach Services N17, X17 and First Bus N23 stop here). Kingswells Park and Ride is located around 850m from the site.

Proximity to facilities - shopping / health / recreation.	1	Shopping facilities are at Kingswells neighbourhood centre which has a local Co-Op 1.4km from the site. Kingswells Medical Practice is 1.6km from the site. The site sits within the catchment areas of Kingswells Primary School (1.4km away from site) and Interim provision at Bucksburn Academy (3.9km away from site).
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 91 (Westhill Road to Queens Road) sits just outside the site, along the northern boundary. Along this route is also the 2015 Cycle Network (Dual use – Old Skene: Kingswood House to Lang Stracht).
Proximity of employment opportunities.	3	Prime Four Business Park is located 1.2km from the site.
Contamination	3	Records show there is no contamination on site.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Kingswells Primary school is forecast to be just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is included in the future Countesswells Academy catchment area.
Other Constraints	3	None known

B0307 – Land adjacent to Ardene House

SITE NUMBER: B03/07		NAME of SITE: Land Adjacent to Ardene House
Nature of the proposal:	Proposed that the site be used for Class 3 development, including hot food takeaways, drive-thrus. (Approx floor area: 1000sqm). (Currently zoned as a Specialist Employment Area and is part of OP29).	
Checklist Score:	57	
Constraints:	Landscape fit, potential increase in traffic.	
Recommendation:	Undesirable	
Justification:		
<p>The site is well-sheltered and is flat. It is zoned as a specialist employment area in the extant local development plan and is part of OP29 Prime Four. We note that planning application 181336/DPP was approved (22nd October 2019) for the erection of class 3 units including drive-thru facilities. The Aberdeen Local Development Plan does not allocate class 3 units under a particular zoning. The existing zoning of Specialist Employment Area will not prevent this development from coming forward given that planning consent has already been issued (pending appropriate legal agreement). We therefore do not believe it is necessary to amend the zoning of this site.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter – tree belt to the North and West of the site.
Aspect	3	South facing.
Slope	3	Site is flat.
Flood risk	3	According to SEPA Flood Risk Map, there is little risk of flooding on the site. There have been no flooding incidents recorded on site. The Denburn runs along the southern, northern and the top half of the western boundary of the site and has a low chance of flooding.

Drainage	3	Site slightly raised – appeared freely drained on site visit.
Built / Cultural Elements	3	No listed buildings or scheduled monuments recorded on site. Sites and Monuments Documentary Record shows there was a Quaker meeting House in the northern part of the site.
Natural Conservation	3	Part of the site sits within an area of potential bat habitat (woodland); a bat survey may be required. The tree belts surrounding the site are Green Space Network. TPO 195 (Skene Road) is located to the south and east of the site. NESBReC records indicate the presence of Invasive Non-Native Plant Species Rhododendron in the area.
Landscape Features	2	Site currently has a horse/animal pen in the centre, and some animal/horse sheds in the northeast. The site is largely flat and open and has views across to Kingshill Woods. There are mature trees to the north and west. It is classified as open farmland in the Landscape Character Assessment.
Landscape Fit	2	The site sits next to the A944 and is visible to passing traffic as there is no screening from trees. The proposal of a Drive-Thru is likely to cause an increase in traffic along the A944, and as the site is located just 545m east of the AWPR junction this could present a constraint. Much of the surrounding landscape includes trees (including Kingshill Woods) and open farmland and so the development of hot food takeaways and drive-thru's is likely to intrude into the surrounding landscape. It is accepted however that this context will change over time as Prime Four continues to develop.
Relationship to existing settlement	3	Immediately to the east of the site sits a Veterinary Hospital, and further to the east is Prime Four Business Park. The proposed development would be well-related to these in terms of proximity.
Land Use Mix / Balance / Service Thresholds	2	Currently there are no existing hot food, takeaways or drive-thru's in the immediate area of the site, therefore the development could be adding to the land use mix.
Accessibility	3	The nearest bus stop is located 96m to the south of the site along the A944. Stagecoach Service N17 (Westhill – Aberdeen) and Bains Coaches Service 777 both stop here.

Proximity to facilities - shopping / health / recreation.	3	As the proposal is for Class 3 development, proximity to facilities is not an issue. The nearest shopping facility exists at the Co-op in Kingswells 1.1km from the site. Kingswells Medical Practice is 1.4km from the site. Kingswells Primary School is 1.2km from the site and Bucksburn Academy is 4.5km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	To the south of the site, along the A944, runs Core Path 91 (Westhill Road to Queens Road). There is also an existing dual use path/pavement that runs along the A944. Both are 70m from the center of the site.
Proximity of employment opportunities.	3	Prime Four Business Park sits 400m to the east of the site.
Contamination	2	Site classed as potentially contaminated land (Kingswells Landfill/Brae's of Blackhill Quarry). An investigation is likely to be required.
Land Use Conflict	3	No known land use conflicts.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Kingswells Primary school is forecast to be just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is included in the future Countesswells Academy catchment area. However, the nature of the development means that the school capacity is not likely to be affected.
Other Constraints	1	Site is zoned as a specialist employment area in the extant local development plan.

B0308 – Land to the North of A944 (Lang Stracht)

SITE NUMBER: B03-08		NAME of SITE: Land to the north of the A944 (Lang Stracht)
Nature of the proposal:	Proposed supermarket Remove Business and Industrial Zoning and reallocate for Retail development	
Checklist Score:	59	
Constraints:	Employment land, access and trees	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is currently zoned under Policy B1 Business and Industrial Land. There is an existing Lidl supermarket adjacent to the site (also zoned as Policy B1). The existing Lidl wishes to relocate the site in question. Direct access however, would have to be taken from the Lang Stracht where none currently exists. It would not be desirable to add further access points to this road as it could further impede the free movement of traffic. It would also lead to the loss of trees which are a prominent and distinctive feature in this largely built up area.</p>		

Criteria	Score	Justification
Exposure	3	Well sheltered from northerly winds due to existing built up area. Some trees present at the southern boundary of the site, separating the site from the Lang Stracht.
Aspect	3	South facing site.
Slope	3	Flat site
Flood risk	3	No known risk of natural or manmade flooding.

Drainage	3	Freely drained.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites, vernacular buildings.
Natural Conservation	3	No loss or disturbance to any natural conservation.
Landscape Features	2	Some trees would be lost to the Lang Stracht road frontage due to the formation of a new access. These are a prominent local feature in a largely built up area.
Landscape Fit	3	Development will be unobtrusive in the surrounding landscape given the business/industrial nature of the area.
Relationship to existing settlement	3	Development on this site would be very well connected to existing settlement along and near the Lang Stracht.
Land Use Mix / Balance / Service Thresholds	2	Retail development in this area would positively impact on the existing land use mix.
Accessibility	3	The site is within very close proximity of public transport facilities. The nearest bus stop is within 90m (First Service 23/14 and Stagecoach Service 218).
Proximity to facilities - shopping / health / recreation.	3	Tesco Superstore is located 619m from the site. Elmbank Group Practice is located 1km. Muirfield Primary School is located 294m from the site, and Northfield Academy is located 1.3km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Cycle path runs along the Lang Stracht, leading into the city centre.

Proximity of employment opportunities.	3	Site sits within the Whitemyres Business and Industry Estate.
Contamination	2	<p>The Council's GIS System shows that the site is potentially contaminated. This could be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175, 'Investigation of Potentially Contaminated Sites – A Code of Practice'. The potential for contamination would not be thought to be significant, however, a Phase I desk Study should be undertaken to identify any potential sources of contamination and any potential pollutant linkages.</p> <p>However, given that there is already development on site, this is not considered to be a fundamental constraint.</p>
Land Use Conflict	3	No expected conflicts with adjoining land uses.
Physical Infrastructural Capacity	3	No constraint to infrastructural capacity (i.e. all services are available).
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Muirfield Primary and Northfield Academy catchment areas. Muirfield Primary is forecast to be under capacity at 74% in 2025. Northfield Academy is forecast to be under capacity at 99% in 2025. Retail development would not have an impact on primary/secondary school capacities.
Other Constraints	1	Direct access would have to be taken from the Lang Stracht where none currently exists. It would not be desirable to add further access points to this road as it could further impede the free movement of traffic.

B0309 – Derbeth, Kingswells

SITE NUMBER: B03/09		NAME of SITE: Derbeth, Kingswells
Nature of the proposal:	Residential (700 houses) and Primary School	
Checklist Score:	49	
Constraints:	Green Belt, Green Space Network, Priority habitat, AWPR	
Recommendation:	Undesirable	
Justification:		
<p>Derbeth was considered during the examination into the 2012 and 2017 LDPs. The reporter concluded that its Green Belt status was appropriate as it occupies rising ground between Kingswells and the AWPR. Also, C89C Chapel of Stoneywood – Fairley Road forms a strong Green Belt boundary, and the rising agricultural land to the west (Derbeth) makes a clear contribution to the landscape setting of Kingswells. In addition, there is no primary school capacity at Kingswells, although the proposal seeks to include a primary school as part of the development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Around half of the site (to the north) is more exposed to northerly winds due to topography. To the south, there are several tree belts to the east.

Aspect	3	Generally south-east facing slope.
Slope	2	Gradual gentle slope generally running north east to south west with some steeper sections to the north. The very south of the site is more low-lying.
Flood risk	3	No risk of natural or man-made flooding on site.
Drainage	3	No evidence of waterlogging on site.
Built / Cultural Elements	2	<p>Fairley House (Category-C listed building) and Fairley Home Farm lie centrally within the site and Stone Axe (Site Ref NJ80NE 0029) to the east. Derbeth Farm lies to the north within the site boundary. Dykeside Farmstead lies adjacent to north eastern boundary.</p> <p>Denburn Livery Stud is located to the very south of the site. Cloghill House & Garden, and Sundial (Category B-listed building) and Cloghill Coach House (Category-C listed building) lie approximately 40m and 60m, respectively, from the south western boundary. A Stone Circle (Site Ref NJ80NE 0091) lies adjacent. Denhead of Cloghill Farm lies to the south outwith the site boundary. A consumption dyke (Site Ref NJ80NE 0223) lies to the southwest of the site.</p>
Natural Conservation	2	<p>There are records of several species of bats in the area; Common Pipistrelle, Bandit Pipistrelle, Brown Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. Protected species may be an issue. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel, Common Kestrel, Linnet, Curlew, Skylark and Chicory in the area. Several areas of Priority Habitats lie within the site. NESBReC have identified an Invasive Non Native Plant Species Japanese Knotweed on the site.</p> <p>Site bounds West Hatton Local Nature Conservation Site (LNCS) to the southwest. The LNCS comprises ancient and semi-natural woodland.</p>

Landscape Features	2	Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of woodland and landscaped areas can also be found within the site. The AWPR to the west provides a definitive boundary.
Landscape Fit	2	The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the C89C Chapel of Stoneywood – Fairley Road although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west. Views to the North Sea are visible from the northern part of the site. Proposed residential development would intrude slightly into the surrounding landscape.
Relationship to existing settlement	1	The site is segregated from the existing settlement of Kingswells due to the barrier presented by the C89C Chapel of Stoneywood – Fairley Road and no clear crossing points to connect the existing community and the site.
Land Use Mix / Balance / Service Thresholds	2	The site is proposed for approximately 700 dwellings and potentially a Primary school. The area to the east is predominantly residential already so this would only contribute a little towards a better land use mix.
Accessibility	1	There are no bus stops within 400 or 800m of the site. However, there is a bus route on C89C Chapel of Stoneywood-Fairley Road.
Proximity to facilities - shopping / health / recreation.	3	Local facilities at Kingswells are within 850m from the centre of the site. Proposal also includes a school.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are paths running through the centre of the site connecting it to Kingswells neighbourhood centre to the east and Brimmond Hill Country Park to the northwest. Core Path 33 (Hillhead of Derbeth to North Kingswells) is less than 100m to the north of the site, outwith the boundary.
Proximity of employment opportunities.	3	Prime Four offers a significant range of employment opportunities It is within 1.6km of the site.

Contamination	3	No records of contamination on site.
Land Use Conflict	2	The site is bound by the AWPR to the west.
Physical Infrastructural Capacity	3	No anticipated constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	2	<p>Site is within the catchment area of Kingswells Primary School and Bucksburn Academy in the interim until Countesswells Academy is built.</p> <p>Kingswells Primary School is running at 98% capacity. There are anticipated overcapacity issues between 2019 and 2021. Forecasts for 2025 show it will be at 98% capacity. Bucksburn Academy currently has capacity (79%). This is expected to decrease as forecasts for 2025 show it will be overcapacity (135%). It is expected that Countesswells Academy will be built before then.</p> <p>The proposal includes the provision of a primary school for upto 80 pupils. This would include a nursery and would be included in the future Countesswells Academy catchment area.</p>
Other Constraints	2	Green Space Network (Site No.28) runs through the site forming a corridor that links Brimmond Hill and West Hatton Green Space Networks.

B0310 – Prime West

SITE NUMBER: B03/10		NAME of SITE: Prime West
Nature of the proposal:	<p>Rezoning of land to allow 1,400sqm of local convenience floorspace and 13,900sqm of comparison floorspace. Retail uses will exclude department store and fashion/clothing to avoid direct competition with the City Centre. Land part of OP29.</p> <p>Area 1 – Eastern third of the site Area 2 – Middle section of the site (including garage and caravan park) Area 3 – Western third of the site, adjacent to AWPR junction</p>	
Checklist Score:	<p>Area 1: 49 Area 2: 51 Area 3: 54</p>	
Constraints:	Oil and Gas Pipeline, Electricity pylon, Priority Habitat, Drainage, Contamination.	
Recommendation:	Undesirable	
Justification:		
<p>The site has been separated into 3 different areas for ease of the site assessment. The entire site is generally south facing. Areas 1 and 2 are largely sheltered via thick tree belts however they are steep with gradients of more than 1:12. Area 3 although being much flatter is quite exposed and has little vegetation providing shelter from northerly winds. Area 1 has poor drainage while Areas 2 and 3 are freely drained. Development on the site is likely to result in the loss of several mature trees that are present on site.</p>		

The entire site is zoned as a specialist employment area in the extant local development plan and is largely part of OP29 Prime Four except a strip to the north which is part of OP63 Prime Four Expansion. Development of the site for retail would not directly support the existing uses on site and would erode the nature of the allocation of which the aim is to maintain a high-quality environment. Both allocations have development frameworks that were approved as part of the 2017 ALDP and retail development would interfere with these. In addition, development of retail uses is likely to result in additional traffic onto the A944. This is likely to be compounded with the site being located within close proximity to an AWPR intersection.

A large retail development here would be contrary to the town centre first principle and may have unacceptable impacts on existing retail and commercial centres, including Aberdeen City Centre. The Proposed Strategic Development Plan asks the Local Development Plan to protect allocated employment land from other uses. Because of this, the allocation of this site for retail is likely to be contrary to the Proposed Strategic Development Plan.

Considering the above, it would be undesirable to allocate this site for retail development.

Criteria	Score	Justification
Exposure	Area 1: 3	Area 1 is very sheltered; the southern part of the site has thick woodland tree cover, and along part of the eastern boundary of the site is a tree belt.
	Area 2: 3	Relatively sheltered. There is a thick tree belt to the southern boundary with the A944. There is a cluster of trees to the north of Area 2.
	Area 3: 1	There is some vegetation cover to the east, however Area 3 is generally very exposed.
Aspect	Area 1: 3	Whole of site generally south facing.
	Area 2: 3	
	Area 3: 3	
Slope	Area 1: 2	The very north of Area 1 is fairly steep with a gradient higher than 1:12, whilst the central belt slopes gently. The southern third of Area 1 is generally flat.
	Area 2: 2	The northern part of Area 2 has a steep slope with a gradient higher than 1:12 and is quite exposed, whilst the rest of the site is much flatter.
	Area 3: 3	Area 3 has gentle undulations.

Flood risk	Area 1: 2	The Denburn runs along part of the eastern boundary of Area 1. According to SEPA Indicative Flood Risk Map, this is quite prone to flooding so hard development should avoid this area. There have been no flooding incidents recorded here.
	Area 2: 2	According to SEPA Indicative Flood Risk Map, there is a slight risk of flooding on part of the eastern boundary with Area 1, however there have been no flooding incidents recorded on site and there are no watercourses present.
	Area 3: 2	According to SEPA Indicative Flood Risk Map, there is a slight chance of flooding in the south western corner in Area 3. However, there have been no recorded flooding incidents or watercourses identified on the site.
Drainage	Area 1: 1	On the site visit, much of the southern part of Area 1 appeared boggy and waterlogged.
	Area 2: 3	Site appeared freely drained.
	Area 3: 3	
Built / Cultural Elements	Area 1: 3	No Listed Buildings or Scheduled Monuments recorded on site.
	Area 2: 3	Category C Listed Friends' Burial Ground located 290m north of the site.
	Area 3: 3	There are two Sites and Monuments records in Area 2 (Brodiach and Backhill of Brodiach (Skene Rd)).
Natural Conservation	Area 1: 1	The tree belt (primarily conifers) in the south of Area 1 is classed as a Priority Habitat. The tree belt that is outwith the northern boundary of Area 1 and 2 is also classed as a Priority Habitat. Most of Area 1 falls within an area of potential Bat Habitat, therefore a bat survey may be required. The Southern half of Area 1 is part of the Green Space Network. According to the NBN Atlas, there have been records of Eurasian Red Squirrel in Area 1, and NESBReC records indicate the presence of Designated Species Common Tern on the site and Invasive Non-Native Plant species Rhododendron in the area.
	Area 2: 2	In the south eastern corner of Area 2, the tree belt (coniferous) is classed as a Priority Habitat. Most of Area 2 falls within a potential Bat Habitat, therefore a bat survey may be required. NESBReC records indicate the presence of Designated Species Red Kite on site.
	Area 3: 3	There are no significant Natural Conservation features in Area 3.
	General	Protected species may be an issue.
Landscape Features	Area 1: 2	Range of mature trees in a dense woodland in the southern part of Area 1, which may be lost. The back of the MOT test center is situated at Area 1 which also has a car park

	Area 2: 2	Area 2 contains a garage and caravan park on site. Tree belt classed as a Priority Habitat may be lost.
	Area 3: 3	Largely open farmland with unlikely loss of trees or hedge rows.
Landscape Fit	Area 1: 2	Area 1 is low lying, however views onto the site from the A944 are relatively obscured by hedges/trees. Although the site is part of OP29 and is proposed as an extension to Prime Four Business Park, the nature of the retail proposal would somehow intrude into the surrounding landscape.
	Area 2: 2	The garage in Area 2 is highly visible from the A944. The proposal will be creating a frontage onto the A944. The land on the opposite side of the A944 is open farmland, and the development could be seen not to fit with this surrounding landscape.
	Area 3: 2	This site is identified as open farmland. There are no tree belts surrounding the site, therefore it is very visible from the A944 and the AWPR junction and would not fit in very well with the surrounding open farmland landscape. The proximity of the proposed development to the AWPR junction could also be a constraint, as retail development would most likely increase the volume of traffic.
Relationship to existing settlement	Area 1: 3	Most of the site excluding a strip to the northern part is part of OP29 (West Hatton and Home Farm).
	Area 2: 3	Development within this area is for the Prime Four Business Park. North of the Area 2 and 3 is OP63 (Kingswells, Prime Four). This site is currently undeveloped. Development would be relatively well-related to Prime Four Business Park.
	Area 3: 3	
Land Use Mix / Balance / Service Thresholds	Area 1: 2	There is currently no retail at that scale in the local area, therefore the development would be adding to the land use mix. Out of town retail development is undesirable although the proposer states that retail uses will exclude department stores and fashion/clothing stores to avoid direct competition with the City Centre.
	Area 2: 2	
	Area 3: 2	
Accessibility	Area 1: 3	The nearest bus stop is located 159m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 736m from the site.
	Area 2: 2	The nearest bus stop is located 294m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 846m from the site.
	Area 3: 2	The nearest bus stop is located 446m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 966m from the site.
	Area 1: 2	Shopping facilities are located 1.2km from the site at Kingswells Neighbourhood Centre. It is noted that the development will introduce facilities to the area.

Proximity to facilities - shopping / health / recreation.	Area 2: 2	The nearest health facility is located at Kingswells Medical Practice located 1.4km from the site. The site falls within the catchment area of Kingswells Primary School (1.3km from site) and Bucksburn Academy (4.6km from the site).
	Area 3: 2	
Direct footpath / cycle connection to community and recreation facilities and resources.	Area 1: 3	Core Path 91 (Westhill Road to Queens Road) runs along the A944 just south of the site. There is also a dual use path/pavement part of the Cycle Network 2015 that runs along the A944 (Skene Road: Kingswells Roundabout to Six Mile House (A944)).
	Area 2: 3	
	Area 3: 3	
Proximity of employment opportunities.	Area 1: 3	Prime Four Business park is located 591m from the site. There are a range of employment opportunities available here. The site is also largely zoned for employment land.
	Area 2: 3	
	Area 3: 3	
Contamination	Area 1: 1	The southern part of Area 1 is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry).
	Area 2: 1	A small section in the south west corner is classed as a Potentially Contaminated Site (Five Mile Garage).
	Area 3: 3	No contamination on site
Land Use Conflict	Area 1: 3	No known land use conflicts.
	Area 2: 3	
	Area 3: 3	
Physical Infrastructural Capacity	Area 1: 3	No known constraints.
	Area 2: 3	
	Area 3: 3	
Physical Infrastructure Future	Area 1: 3	No known constraints.
	Area 2: 3	
	Area 3: 3	
Service Infrastructure Capacity	Area 1: 3	The whole site sits within the catchment area of Kingswells Primary School and interim provision provided at Bucksburn Academy. Kingswells Primary is forecast to go over capacity in 2021 (101%),
	Area 2: 3	

	Area 3: 3	<p>however by 2025 it will be just under capacity at 98%. Bucksburn Academy is forecast to go over capacity in 2020 (101%), and by 2025 will be over capacity at 135%.</p> <p>However, the nature of the development proposal will not affect school capacity.</p>
Other Constraints	Area 1: 1	<p>Electricity wires running across the top of the site.</p> <p>Access to and from the whole site may be difficult as the A944 is quite a busy road.</p>
	Area 2: 1	Electricity pylon located in north east of Area 2.
	Area 3: 1	Outer contour of Oil and Gas Pipeline located along the west of Area 3.

B0311 – Prime Four North

SITE NUMBER: B03/11		NAME of SITE: Prime Four North
Nature of the proposal:	Housing (approx. 90 units)	
Checklist Score:	51	
Constraints:	Landscape, Consumption Dyke, Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is relatively flat, there is no risk of flooding and it is freely draining. Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass. On the southern boundary is Kingswells consumption dyke. This provides a robust Green Belt boundary to the Prime Four development to the south. There is a buffer between the consumption dyke and the existing allocation to protect its setting and this would require to be mitigated if development were to go ahead. Kingswells Primary School is just under capacity whilst Bucksburn Academy is forecast to be overcapacity by 2020. Once built, Countesswells Academy would relieve the capacity at Bucksburn Academy and this site would be within the new catchment area. Development on the site would alter the views from the AWPR to the west and would also encroach upon the open space between Kingswells and the AWPR, thus making the site undesirable for development.</p>		

Criteria	Score	Justification
Exposure	2	Tree belt to the west of the site and vegetation to the east provides some shelter from northerly winds.
Aspect	3	South facing.
Slope	3	Site is generally flat and low lying, rises gently to the east.
Flood risk	3	According to SEPA's Indicative Flood Risk Map, the north east of the site has a small risk of flooding.

		However, there have been no flooding incidents or watercourses identified on the site.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	2	The southern boundary of the site is bounded by Kingswells Consumption Dyke (Scheduled Monument).
Natural Conservation	2	Part of the site is located within an area of potential bat habitat; therefore, a bat survey may be required. NESBReC data indicates recordings of Brown Pipistrelle and Designated Species Kestrel in the area. Straddling the western boundary is an area of ancient woodland, which is part of the designated West Hatton Local Nature Conservation Site and a NELBAP habitat. The southern half of the site is designated as Green Space Network (Site No.30 Kingswells House, West Hatton). Mature trees present on site.
Landscape Features	1	Site is currently used as farmland. Development on this site would be likely to lead to the loss or disturbance of the stone wall consumption dyke. The tree belt just outside the western boundary of the site is designated as Prime Landscape in the Aberdeen City and Aberdeenshire Landscape Character Assessment .
Landscape Fit	2	Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass which currently presents an open vista to the consumption dyke and the woodland belt at West Hatton. The dyke is a robust and easily identifiable Green Belt boundary.
Relationship to existing settlement	2	The site is related to the development at Prime Four and is also related to Kingswells, although severed by the presence of the Kingswells bypass (not busy when on site visit, slight noise disturbance).
Land Use Mix / Balance / Service Thresholds	2	Kingswells is a predominantly residential area and housing will not add greatly to the mix but is in close proximity to a new office development which would provide an improvement to the mix in this local area.

Accessibility	3	The nearest bus stop is 356m from the center of the site. Stagecoach Bus Service 14 stops here. Kingswells Park and Ride is located 746m from the center of the site.
Proximity to facilities - shopping / health / recreation.	3	Local shopping facilities exist at Kingswells Neighbourhood center, 552m from the site. The nearest health facility is at Kingswells Medical Practice, 703m from the site. The site sits within the catchment areas for Kingswells Primary School (639m from the site) and Interim Provision at Bucksburn Academy (4km from the site).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Core Path 31 (Kingswells Avenue to Old Skene Road) runs north to south through Kingswells. This is 481m to the east of the site. Core Path 91 (Westhill to Queens Road) runs 844m to the south of the site, there is also a cycle route along the A944. There would need to be improvements to provide safe links to the community facilities in Kingswells.
Proximity of employment opportunities.	3	Prime Four Business Park is located 416m to the south of the site, which has numerous employment opportunities.
Contamination	3	Records show no contamination on site.
Land Use Conflict	3	337m to the west of the site lies the outer consultation zone for the BP Forties and Shell Natural Gas Liquids Pipelines (not within the site boundary).
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Kingswells Primary school: 2018 – the school is just under capacity at 98%. It is forecast to be just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy: 2018 – the school is under capacity at 87%. It is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is also included in the future Countesswells Academy catchment area.

Other Constraints	3	None known
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B0312 – East Kingsford

SITE NUMBER: B03/12		NAME of SITE: East Kingsford
Nature of the proposal:	Small scale commercial use for food & drink related restaurant with a drive through option and fuel station.	
Checklist Score:	48	
Constraints:	Junction of AWPR, Green Belt, Oil & Gas Pipeline	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is relatively sheltered and low-lying. It is part of the Green Belt; however, Kingsford Industrial Units are already on site. The Green Belt serves a vital function in this area preventing the coalescence of Kingswells and Westhill. Although the site is already in use with small scale industrial units, this use is in line with the Green Belt policy. Were a planning application to be submitted for small scale development on this site it would be assessed on its merits against the Green Belt policy. We do not believe it would be appropriate to rezone this small section of the Green Belt as an opportunity site.</p>		

Criteria	Score	Justification
Exposure	2	Some vegetation on boundary. Quite sheltered.
Aspect	2	East facing.
Slope	2	Very low lying part of a valley. Some fairly steep slopes but the gradients are less than 1:12.

Flood risk	2	According to SEPA's Indicative Flood Map there is little risk of flooding on the site, apart from on the northern boundary where the Drain to Brodiach Burn is located; this might be susceptible to flooding and hard development would need to be avoided around this area.
Drainage	2	There may be drainage issues around the existing watercourse on site.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments located on or near the site.
Natural Conservation	3	There is a small area of Priority Habitat located just to the east of the site, not within the site boundary. No other natural conservation features present on site.
Landscape Features	3	The site currently has industrial units and agricultural buildings used as AWPR construction depot. The site sits next to the AWPR roundabout junction.
Landscape Fit	2	The site is currently surrounded by open farmland. The existing uses surrounding the site are largely industrial. The site has the potential to produce an increase in traffic on a junction of the AWPR, as fuel station, food and drink use is proposed.
Relationship to existing settlement	1	The development is not related to any existing development and sits within the Green Belt in between the settlement of Westhill and Kingswells. It is approximately 1.5km away from any residential settlement, and the likelihood of people walking this distance along the busy A944 to get to the food/drink use is not very high. Therefore, this development is likely to encourage the use of car, especially with the drive through facilities which it proposes. This will in turn increase the amount of traffic on the AWPR junction.
Land Use Mix / Balance / Service Thresholds	3	The development proposes a range of uses and so would add to the land use mix, particularly as the uses surrounding the site are largely industrial.
Accessibility	2	The nearest bus stop is located 816m from the center of the site. Stagecoach Services 777 and First Bus Service N17 stop here.

Proximity to facilities - shopping / health / recreation.	2	The nearest shopping facility is located 1.9km away at Tesco Superstore in Westhill. The nearest health facility is located 1.7km from the site at Skene Medical Group. The site sits within the catchment area for Kingswells Primary School (1.62km from site) and Interim Provision provided at Bucksburn Academy (4.9km). The site proposes to develop food/drink facilities as well as a fueling station.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 91 (Westhill Road to Queens Road) runs just south of the site along the A944, as does the cycle network (Dual Use Skene Road: Kingswells Roundabout to Six Mile House).
Proximity of employment opportunities.	3	Employment opportunities exist at Prime Four Business Park, 1.1km from the site and Arnhall Business Park is located 1.83km from the site. Additionally, Whitemyres Industrial Park is located 4.97km from the site.
Contamination	3	The site is not identified as being contaminated.
Land Use Conflict	1	The site is located near an AWPR junction and this location could be deemed undesirable as a fuel station and food/drink development is likely to cause increased traffic.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	1	According to Think Broadband, there is no Broadband or Fibre available in the area.
Service Infrastructure Capacity	3	Site is in the catchment area of Kingswells Primary School and Bucksburn Academy. Kingswells School is currently under capacity (2018: 98%). Capacity is expected to stay constant. Forecasts for 2025 show it at 98% under capacity. Bucksburn Academy has capacity. This capacity is expected to increase overtime. Forecasts for 2025 show 135% expected capacity. However, the nature of this proposal means that school capacity will not be affected.

Other Constraints	2	Site sits within the inner and middle BP Forties Oil and Gas Pipeline Zone. The site is located within the Green Belt as designated in the Aberdeen Local Development Plan 2017.

B0313 – Site at Summerfield House

SITE NUMBER: B03/13		NAME of SITE: Site at Summerfield House
Nature of the proposal:	Housing (No. of units not specified)	
Checklist Score:	55	
Constraints:	Surface water	
Recommendation:	Desirable	
<p>Justification:</p> <p>The proposal to reuse brownfield land in this location is desirable. The site is well connected to services and facilities and is part of the urban fabric. Access to the site is reasonable and housing would be appropriate given the residential nature of the area.</p>		

Criteria	Score	Justification
Exposure	3	Sheltered - situated in a relatively built up area. Tree belt lining the northern and eastern boundary of the site.
Aspect	3	South facing.
Slope	3	No slope present on site, site is flat.
Flood risk	2	According to SEPA's Indicative Flood Risk Map, the north of the site is shown as being at risk from flooding from surface water. However, there have been no flooding incidents recorded on the site. The Springhill Burn is located just on the eastern boundary of the site, this may be prone to flooding so hard development should avoid this area.

Drainage	3	Site appeared well drained upon site visit.
Built / Cultural Elements	3	No listed buildings or scheduled monuments present on site. The Sites & Monuments record shows a historic cottage and small farmstead (depicted on historic OS maps) (Summerfield).
Natural Conservation	2	The site is located within a potential bat habitat (woodland/woods near water); a potential bat survey may be required. No other Natural Conservation features present on site.
Landscape Features	3	The site is currently zoned for residential use. It currently has a large office complex which is being used as the NHS Grampian (Corporate Headquarters). There is parking surrounding the office building.
Landscape Fit	3	The site sits within a residential area; therefore, the development of housing would fit in well with the surrounding landscape.
Relationship to existing settlement	3	The development of housing would be well related to the existing residential settlement in Summerhill.
Land Use Mix / Balance / Service Thresholds	1	The proposal is only for residential use and so would not be contributing to the land use mix in an already residential area. 55 houses proposed would not attract further services and facilities.
Accessibility	3	There is a bus stop 46m from the site on Stronsay Drive. First Services N23 and 13 stop here. The site has car access from the north (Gairsay Road) and south (Eday Road).
Proximity to facilities - shopping / health / recreation.	3	There are local facilities within 800m of the site: the nearest neighborhood center is 568m away at the Lang Stracht. Tesco Superstore is 563m from the site. Woodend Hospital is located 648m from the site at and Elmbank Group Practice is within 1.2km of the site. The site sits within the catchment areas of Fernielea Primary School (175m away from site) and Hazlehead Academy (1.2km away from site).

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path No. 27 is located 214m to the south of the site (Den of Maidenraig to Anderson Drive). There is no cycle network surrounding the site.
Proximity of employment opportunities.	3	The nearest employment opportunities are located 266m from the site at the Whitemyres Industrial Estate.
Contamination	2	The site is identified as a potentially contaminated site (Summerhill Hospital).
Land Use Conflict	2	The site is currently being used as commercial offices, therefore the loss of an employment building could be deemed undesirable. Nevertheless, a residential use in a residential area is proposed.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Fernielea Primary school is currently (2018) under capacity at 64% and is forecast to be just under capacity by 2025, at 89%. Hazlehead Academy is currently (2018) under capacity at 87% but is forecast to be over capacity by 2025 at 108%.
Other Constraints	3	No other known constraints.

B0314 – Maidencraig North West (1)

SITE NUMBER: B03/14		NAME of SITE: Maidencraig North West (1)	
Nature of the proposal:	Mixed use: Up to 100no. of houses, up to 5000 sqm of employment use and up to 2000 sqm of retail		
Checklist Score:	56		
Constraints:	Green Belt, Landscape fit		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site has scored well in most of the criteria. The area to the east and south has been identified for development in the 2017 Local Development Plan. This site was submitted for consideration during the process of preparing the 2012 and 2017 Local Development Plans (for business and residential uses) and at that time it was considered that the existing track from the Lang Stracht to Fernhill cottage provided a robust boundary for the development. The Proposed Strategic Development Plan states that new allocations should not be extensions to any existing strategic development sites that have been subject to a masterplanning exercise. This site forms part of an area of open countryside which serves to prevent the coalescence Kingswells and Aberdeen and helps to maintain their separate identities. It is therefore appropriately designated as Green Belt.</p>			

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds from rising ground and tree belt to north.
Aspect	3	South/south-east facing.
Slope	3	Generally flat – slopes not steeper than 1 in 12.

Flood risk	3	The Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk.
Drainage	3	Freely drained, draining within the site to the Den Burn.
Built / Cultural Elements	3	There are two Sites and Monuments records for sites just outside the envelope of the site: The Croft of Newpark in the middle of the site and Fernhills to the north.
Natural Conservation	2	This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area. A small part of the site in the east and west are a potential bat habitat (woodland), and so a bat survey may be required.
Landscape Features	2	Drystone dykes within the site and along the perimeters. There are few features on the site or in the area other than Newpark Cottage which is not within the site boundary but sits on the edge of the site.
Landscape Fit	1	The site is exposed to views from the Lang Stracht, from its junction with the A944. A development of the scale proposed has the potential to intrude significantly into the surrounding landscape. This site forms part of an area of open countryside which serves to prevent the coalescence Kingswells and Aberdeen and helps to maintain their separate identities.
Relationship to existing settlement	3	The proposal is not currently well related to any development, but it would be adjacent to the Maidencraig (OP32) allocation, once it is developed out.
Land Use Mix / Balance / Service Thresholds	2	The proposal for housing development will not add to the mix of uses in this area. The proposal for employment use and retail would add to the mix of uses in the local area and would be of a larger scale than any mixed use that is developed as a part of the Maidencraig development.
Accessibility	3	The nearest bus service is located 289m from the site (Stagecoach Service 281 and First Service 14). Access to the site may be an issue.

Proximity to facilities - shopping / health / recreation.	2	There are no local shopping facilities within 800m from the center of the development area. Shopping facilities are located 1.6km away at Tesco Superstore. Kingswells Medical Practice is 1.86km away. Kingswells Primary School is located 1.7km from the site and Bucksburn Academy is located 2.9km away from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 45 runs along the northern boundary of the site (Deveron Road to Gillahill Croft), and Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) runs along the eastern boundary of the site. There is an on-road cycle lane that runs along the Lang Stracht (Old Lang Stracht to Skye Road).
Proximity of employment opportunities.	3	There are limited employment opportunities within 1.6km of this site, but the proposed development will create employment opportunities in this area. Prime Four Business Park is located 1.7km from the site and Whitemyres Business and Industry Estate is located 2.06km from the site.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	No known land use conflicts with adjoining uses envisaged.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Kingswells Primary and Bucksburn Academy catchment areas. Kingswells Primary is currently (2018) just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018), and over capacity at 135% in 2025.
Other Constraints	3	None known

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B0315 – Maidencraig North West (2)

SITE NUMBER: B03-15		NAME of SITE: Maidencraig North West (2)	
Nature of the proposal:	Housing: up to 200 units		
Checklist Score:	53		
Constraints:	Green Belt, Landscape fit		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The area to the east and south has been identified for development in the 2017 Local Development Plan. This site was submitted for consideration during the process of preparing the 2012 and 2017 Local Development Plans (for business and residential uses) and at that time it was considered that the existing track from the Lang Stracht to Fernhill cottage provided a robust boundary for the development. The Proposed Strategic Development Plan states that new allocations should not be extensions to any existing strategic development sites that have been subject to a masterplanning exercise. This site forms part of an area of open countryside which serves to prevent the coalescence Kingswells and Aberdeen and helps to maintain their separate identities. It is therefore appropriately designated as Green Belt.</p>			

Criteria	Score	Justification
Exposure	3	Good shelter to northerly winds from rising ground and tree belt to north. Hedgerows surrounding most of site.
Aspect	3	South/south-east facing.
Slope	3	Generally flat – slopes not steeper than 1 in 12.

Flood risk	3	The Drain to Denburn runs through the center of the site, so hard development may need to avoid this area. However, there are no records of flooding on this site or identified flood risk.
Drainage	3	Freely drained, draining within the site to the den Burn.
Built / Cultural Elements	3	There are two Sites and Monuments records for sites just outside the envelope of the site; The croft of Newpark and Fernhills to the north.
Natural Conservation	2	This site is an area of improved grassland, which does not provide a valuable habitat and there is the potential to enhance the biodiversity value of this area. A small part of the site in the east and west are a potential bat habitat (woodland), and so a bat survey may be required.
Landscape Features	2	Drystone dykes within the site and along the perimeters. There are few features on the site or in the area other than Newpark Cottage which is not within the site boundary but sits on the edge of the site.
Landscape Fit	1	The site is exposed to views from the Lang Stracht, from its junction with the A944. This site forms part of an area of open countryside which serves to prevent the coalescence Kingswells and Aberdeen and helps to maintain their separate identities.
Relationship to existing settlement	3	The proposal is not currently well related to any development, but it would be well related to a new settlement that is allocated at Maidencraig (OP32).
Land Use Mix / Balance / Service Thresholds	1	The proposal of a housing development would not add to the mix of uses in this area.
Accessibility	3	The nearest bus service is located 289m from the site (Stagecoach Service 281 and First Service 14). Access to the site may be an issue.
Proximity to facilities - shopping / health / recreation.	1	There are no local shopping facilities within 800m from the center of the development area. Shopping facilities are located 1.6km away at Tesco Superstore. Kingswells Medical Practice is 1.86km away.

		Kingswells Primary School is located 1.7km from the site and Bucksburn Academy is located 2.9km away from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 45 runs along the northern boundary of the site (Deveron Road to Gillahill Croft), and Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) runs along the eastern boundary of the site. There is an on-road cycle lane that runs along the Lang Stracht (Old Lang Stracht to Skye Road).
Proximity of employment opportunities.	2	There are limited employment opportunities within 1.6km of this site. Prime Four Business Park is located 1.7km from the center of the site and Whitemyres Business and Industry Estate is located 2.06km from the site.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	No known land use conflicts with adjoining uses envisaged.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Kingswells Primary and Bucksburn Academy catchment areas. Kingswells Primary is currently (2018) just under capacity at 98% and is forecast to stay the same at 98% capacity in 2025. The site is within a zone to potentially be included in a new Counteswells Academy, but at present the site would be zoned to Bucksburn Academy which is presently at 87% capacity (2018), and over capacity at 135% in 2025.
Other Constraints	3	None known

B0316 – Smiddybrae, Kingswells

SITE NUMBER: B03/16		NAME of SITE: Smiddybrae, Kingswells	
Nature of the proposal:	Mixed use Range of commercial development opportunities Re-zoned for Class 4, 5 and 6 uses in addition to Class 1 Retail and Class 7 hotel use.		
Checklist Score:	50		
Constraints:	Green Belt, Landscape Fit, Exposure, Out of town retail		
Recommendation:	Undesirable		
Justification:			
<p>The site is fairly open with limited shelter from northerly winds. It is currently in industrial/business use and is zoned as Green Belt in the extant LDP. It is bound by the A944 to the north. The site proposes a mix of uses most of which are for business/employment use, as well as retail and hotel uses. The Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. In addition, there are several allocations of employment land within close proximity of the site at Prime Four (OP29), the Prime Four Extension (OP63) and East Arnhall (OP34), as well as developments in Westhill. Allocation of the site for retail uses is also considered to be inappropriate as it would be contrary to the sequential approach of taking into account the existing retail hierarchy and would potentially result in additional traffic on the A944. It is considered that the site is best retained as Green Belt. Green Belt policy allows for development associated with existing activities, including businesses, to be permitted.</p>			

Criteria	Score	Justification
Exposure	1	Site is open; very windy on site visit. Some vegetation/trees present on site but not much. Site sits on a hill, so is quite exposed.

Aspect	1	North east facing.
Slope	2	Gentle slope.
Flood risk	3	According to SEPA Indicative Flood Risk Map, there is no risk of flooding present on site. There have been no past flooding incidents recorded on site and there are no watercourses present on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments identified on or near the site. There is one Site and Monuments record just encroaching slightly on the northern boundary of the site; site of a smithy depicted on historic OS maps (Kingsford).
Natural Conservation	3	There are no significant natural conservation features located on the site. There are two priority habitats located to the south east outwith the site.
Landscape Features	2	The site comprises derelict buildings after a substantial fire in April 2019. Some trees/vegetation exist on site. The site sits close to the A944. Visible views to Kingswells.
Landscape Fit	2	Much of the land in use in the surrounding area is for industrial and business uses. The site lies on the A944 next to its junction with the AWPR – providing a strategic location for commercial development. However, development near the AWPR junctions is undesirable, especially for retail development as it is likely to cause increased traffic at the junction and potentially on the AWPR.
Relationship to existing settlement	1	The site would not be related to any existing settlement. The presence of the A944 and AWPR adds further severance from other places and to a sense of isolation.
Land Use Mix / Balance / Service Thresholds	3	On the site itself, the proposed land use will be of a flexible commercial development contributing to increase of land uses within the area.

Accessibility	1	The nearest bus stop is located 910m from the site on the A944 (First Services N17 and Stagecoach 777).
Proximity to facilities - shopping / health / recreation.	2	Shopping facilities are located at the Tesco Superstore 1.7km from the site, however the site proposes to develop retail use. Health facilities are located 1.6km from the site at Skene Medical Group and Westhill Clinic. The site sits within the catchment areas of Interim Westhill Primary School (2km away from site) and Interim provision at Westhill Academy (2.3km away from site).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 48 (Gairnhill Wood to Kingsford) is located just to the east of the site. Core Path No. 91 (Westhill Road to Queens Road) and Cycle Network Dual use (Skene Road: Kingswells Roundabout to Six Mile House) are located just north of the site along the A944.
Proximity of employment opportunities.	3	Employment opportunities are at Prime Four which is within 1.6km of the site. The site proposes employment uses.
Contamination	3	Most of the site is identified as being potentially contaminated land (East Kingsford works). It is however, noted that it has been in use for employment purposes.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Nature of development means that school catchment areas will not be affected.
Other Constraints	2	Site sits within the Middle Zone (Shell-Natural Gas Liquids) of the Oil and Gas Pipelines.

B0317 – Site at Greenferns, South of Orchard Brae School – Bid Withdrawn

B0318 – Site at Greenferns, West of Orchard Brae School

SITE NUMBER: B03/18		NAME of SITE: Site at Greenferns, West of Orchard Brae School
Nature of the proposal:	Health Centre (approx. floor area 1250sqm)	
Checklist Score:	58	
Constraints:		
Recommendation:	Desirable	
Justification:		
<p>There are no significant constraints to development of the area. The site is part of OP33 Greenferns which is allocated for residential development. It is also partly within the area reserved for a neighbourhood centre in the Greenferns Masterplan. Development of a health center would add to the existing land uses in the area and would fit to an extent with the existing urban fabric, particularly being located adjacent to Orchard Brae School, the proposed neighbourhood centre and future residential development.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter. Tree belt/grass surrounding site.
Aspect	3	South west facing.
Slope	3	Site is flat.
Flood risk	3	According to SEPA Indicative Flood Risk Map, the site is not at risk of flooding. There have also not been any recorded flooding incidents on site. There is a small culvert that runs along the north east of the site and along the centre.

Drainage	3	Site appears well drained.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments present on site. There is one Site and Monuments record on site; remains of a farmstead depicted on historic OS maps (Upper Bucksburn).
Natural Conservation	3	The site is unaffected by designated sites or woodland areas. There is a tree belt surrounding much of the site.
Landscape Features	2	The site is currently largely open farmland. There are relatively few features present on the site. The site of the former Bucksburn Farmhouse sits within the site boundary towards the north of the site, and there is a small pathway that bisects the site. Development on this site would result in the pathway being disrupted and the potential loss of the farmhouse.
Landscape Fit	2	Development of a health center would to an extent become part of the existing urban fabric, as Orchard Brae School sits to the east of the site and Heathryburn School to the north of the site.
Relationship to existing settlement	3	The site is located just on the outskirts of the existing Northfield residential settlement. It is part of OP33 Greenferns which is allocated for residential development
Land Use Mix / Balance / Service Thresholds	3	The development of a health center would add to the existing land use mix in the area.
Accessibility	3	There is a bus terminal located just 180m from the center of the site; First Service 11 and Stagecoach service 59 both stop here.
Proximity to facilities - shopping / health / recreation.	2	Byron Square is located 847m away from the site, and contains a Spar, dental center, pharmacy and post office, as well as a community center and library. There is a medical center located at Northfield & Mastrick Medical Practice (941m from the site). The site sits within Westpark Primary School catchment area (590m away from site), and Northfield Academy catchment area (1.75km away from site).

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path No. 44 runs along the norther boundary of the site (Newhills Avenue to Auchmill Road and Deveron Road). No cycle network surrounding site. Small path running through the center of the site.
Proximity of employment opportunities.	3	Employment opportunities exist at Northfield Industrial Estate which is located 1.1km from the center of the site.
Contamination	3	No contamination present on site, however the land just to the north at Heathryburn School is identified as being planning contaminated land.
Land Use Conflict	3	No known land use conflict.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Westpark Primary School is currently (2108) under capacity at 65%, it is forecast to still be under capacity by 2025, with an effective overall capacity of 66%. Northfield Academy is currently (2018) under capacity at 75% and is forecast to still be just under capacity in 2025, with an effective overall capacity of 99%. The nature of this development is not going to affect school capacity.
Other Constraints	3	No known other constraints.

B0319 – Woodend Hospital

SITE NUMBER: B03/19		NAME of SITE: Woodend Hospital	
Nature of the proposal:	Residential (7.1ha)		
Checklist Score:	53		
Constraints:	Listed buildings, trees, flooding near the burn.		
Recommendation:	Desirable		
<p>Justification:</p> <p>Woodend Hospital is largely zoned in the Aberdeen Local Development Plan 2017 as ‘Existing Community Sites and Facilities. Parts of it are Urban Green Space and Green Space Network. Residential development in this location would be accessible and well connected to services, facilities and employment areas. It is part of the existing urban fabric and is largely a brownfield site. It is not without issues – parts near the burn are prone to flooding and there are a number of listed buildings and trees on the site. However, the site is large enough that a well-designed proposal would be able to take these issues into account and make them attractive features of the development. The Proposed Strategic Development Plan favours brownfield development. It is recommended that the site is identified as a brownfield opportunity site for residential development with the requirement for a Masterplan and a Flood or Drainage Impact Assessment.</p>			

Criteria	Score	Justification
Exposure	2	Site is open but has some tree cover scattered across the site, providing some shelter from northerly winds.
Aspect	3	Site is mostly south and southwest facing.

Slope	3	Site is mostly flat with gentle slopes. There are some steeper slopes nearer the burn.
Flood risk	2	SEPA Flood Maps show there are low chances of surface flooding to the north and also to the south where North Burn of Rubislaw runs. The Burn is prone to flooding and there has been a high level of flooding incidents further downstream, therefore hard development would need to avoid this area.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	1	<p>These buildings/sections within the site are Category-B listed:</p> <p>(i) Main Building (former Oldmill Poor House), located to the central/eastern part of the site and dates back from 1907 – granite with slated roofs and mostly original glazing.</p> <p>(ii) Westholme (located to the very south) which is part of the former Oldmill Poor House complex 1907 – large 2/3 storey block.</p> <p>(iii) Staff Home – built around 1936-9: large 3-storey block with plain unusual plan (extreme west of site).</p> <p>(iv) Viaduct – part of the original Oldmill Poorhouse complex 1907. Viaduct, carrying south (originally main access) driveway over gully to Den Burn (south).</p> <p>These buildings outwith the site but still part of the hospital are Category-B listed:</p> <p>(i) General Block inc Wards 5/7, 6/8 – part of the former Oldmill Poor House complex 1907 (west).</p> <p>(ii) East and West Lodges – built around 1905: pair of mirrored 2-storey and single storey lodges in Scottish 17th century style (south).</p> <p>Any development would need to be mindful of the listed buildings within and outwith the site boundary.</p>
Natural Conservation	2	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidenraig Local Nature Conservation Site. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. South, west and east part of the site are part of the Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. It is likely that development on the site would disturb local wildlife and species. However, it is noted that development already exists on the site.

Landscape Features	2	Site is in an urban area with several tree belts dotted throughout. Any development outwith the existing building fabric is likely to disturb existing landscape features. The south-western part of the site adjacent to the North Burn of Rubislaw is classed as Prime Landscape.
Landscape Fit	3	The site is located within an existing community and facilities area and is surrounded by residential development. Residential development on the site should not have any significant impact on the immediate wider area.
Relationship to existing settlement	3	Site is well related to the wider Woodend area. Proposed residential use would not intrude with the surrounding landscape which is predominantly residential in character.
Land Use Mix / Balance / Service Thresholds	1	Residential use would not add to the overall mix of land uses in the immediate area.
Accessibility	3	Closest bus stops are to the north on Lang Stracht where First Bus routes 23 and Stagecoach route 218 travel along (375m). Additional bus stops are located to the south on Queens Road (375m away) with Stagecoach route X17 and First Bus route 11 passing here every 15-20 minutes.
Proximity to facilities - shopping / health / recreation.	3	Site is less than 300m from Tesco Superstore, Sheddocksley Baptist Church and Curl Aberdeen. Northfield and Mastrick Medical Practice is 1km away. Hazlehead School is 520m away and Hazlehead Academy is 575m from the site. Hazlehead Park is also less than 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths around the site. Core Path 27 (Den of Maidencraig to Anderson Drive) and a cycle lane run along North Burn of Rubislaw.
Proximity of employment opportunities.	3	Employment opportunities are available at Tesco Superstore (430m) and Whitemyres Business/Industrial area which has multiple businesses (within 800m).
Contamination	2	Records show the site is potentially contaminated. However, the buildings are currently in use therefore this is not expected to present a significant constraint.

Land Use Conflict	3	Residential use is proposed in an area with existing community facilities and residential properties in the wider area. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is within the catchment area of Fernielea Primary School and Hazlehead Academy. Fernielea Primary School has enough capacity (64%) both now and long term (89% capacity in 2025). Hazlehead Academy presently has enough capacity (87%). This is expected to decrease overtime with forecasts for 2025 showing it to be 114% overcapacity.
Other Constraints	2	Parts of the site are open space and Green Space Network.

B0320 – Land at Old Skene Road, adjacent to A944, Kingswells

SITE NUMBER: B03/20		NAME of SITE: Land at Old Skene Road, adjacent to A944, Kingswells
Nature of the proposal:	Housing (approx. 14 units)	
Checklist Score:	51	
Constraints:	Green Belt	
Recommendation:	Desirable	
Justification:		
<p>The site is well sheltered, has good drainage and no flood risks. Development on the site would result in little loss of nature conservation or built/cultural elements. The site is part of the Green Belt and contributes to maintaining the open setting between Kingswells and Aberdeen. However, it is well-connected to the Kingswells settlement and the scale of the development proposed would not encroach significantly into the open countryside. Although Kingswells Primary School is almost at capacity, this would not pose a significant constraint given the small-scale nature of the development.</p>		

Criteria	Score	Justification
Exposure	3	Sheltered – tree cover to the south, east and west.
Aspect	2	North facing, mostly flat with a gentle slope.
Slope	3	Gently undulating – slopes very gently to the north towards the Denburn.
Flood risk	3	According to SEPA Indicative Flood Risk Map, there is no evidence of flood risk on the site. There have been no flooding incidents recorded on the site and are no watercourses present on the site.

Drainage	3	Site appears freely drained.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments present on site. There are 3 site and monument records off the site, to the north. Harthill Farm, Kingswells free Church School, Milestone 4. Development is unlikely to have any significant affect on these features.
Natural Conservation	2	The site sits within an area of potential bat habitat, and a bat survey may be required. The North Burn of Rubislaw (den Burn) LNCS is 98m to the north of the site. There are records of Wych Elm within the vicinity of the site.
Landscape Features	2	The site sits within the Green Belt. The A944 sits just along the southern boundary of the site but is screened by a belt of trees. There is not likely to be any loss to or disturbance of landscape features.
Landscape Fit	2	The site is somewhat elevated above Old Skene Road and mostly beyond the existing limit of development. Any development may appear incongruously perched on the site. Site is part of the Green Belt separating Kingswells from Aberdeen. Its development would encroach into the open countryside.
Relationship to existing settlement	2	The development would be reasonably well related to existing development on its western and north-western sides, but the site extends east from the existing village and this area is not well related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	The proposal is only for residential use and so would not be contributing to the land use mix in an already residential area. Given the scale of the development, it is unlikely that it will attract and further services or facilities to the area.
Accessibility	2	The nearest bus stop is located 420m from the center of the site, with Stagecoach routes N17, X17 and N23 stopping here. Park and Ride is within 1km of the site.
Proximity to facilities - shopping / health / recreation.	1	The nearest shopping facilities are at Kingswells neighbourhood centre, 1.4km away. Kingswells Medical Practice is 1.62km from the site. Kingswells Primary School is 1.4km away from site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 91 (Westhill Road to Queens Road) is located along the northern boundary of the site and links to Aberdeen; this is well used for recreation. There are also connections to Core Path 31. The cycle links into two other cycle routes through Core Path 91.
Proximity of employment opportunities.	3	Prime Four Business Park is located 1.1km from the site and provides a significant range of employment opportunities.
Contamination	3	No contamination present on site.
Land Use Conflict	2	Residential use is being proposed in a residential area, so no conflicts are anticipated. However, site sits just north of the A944 which is a busy road – this could cause disturbance from the traffic noise.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is currently zoned to Kingswells Primary and Bucksburn Academy (Interim Provision). Kingswells School currently is almost at 98% capacity, and by 2025 is forecast to remain at 98% capacity. Bucksburn Academy is currently under capacity at 87%, however by 2020 it will be overcapacity and will remain so until 2025 (135%). There will be new provision within the Countesswells Development for education and development could support these in the longer term.
Other Constraints	3	None known at present.

B0321 – Huxterstone

SITE NUMBER: B03/21		NAME of SITE: Huxterstone
Nature of the proposal:	Housing (150-180 units), 6.26ha Leisure and Recreation	
Checklist Score:	50	
Constraints:	Slope and landscape fit	
Recommendation:	Undesirable	
Justification:		
<p>The site is south facing, with good drainage, no risk of flooding, and with little or no loss of nature conservation or built/cultural heritage elements. The site is reasonably well connected to the existing settlement and there is a Core Path adjacent to the site, linking Kingswells to Aberdeen. The site sits on Newpark Hill and occupies a significant position within the landscape. It is visible from Old Kingswells, many parts of new Kingswells and the surrounding area to the south, east and west. The site is especially visible from the A944. Its development would significantly encroach into the open countryside which separates Kingswells from Aberdeen. It is therefore considered to be inappropriate for residential development.</p>		

Criteria	Score	Justification
Exposure	2	Some woodland tree cover at the very north of the site and some in the centre of the site. The most exposed part of the site is on the brow of the hill (Newpark Hill).
Aspect	3	South west facing site.
Slope	1	The site slopes steeply towards the south with a gradient of approximately 1 in 10.

Flood risk	3	According to SEPA Indicative Flood Map, there is very little risk of flooding on the site, apart from a small pocket in the north east which has a small chance of surface water flooding. However, there have been no flooding incidents on the site, and there are no watercourses present on the site.
Drainage	3	No drainage issues were present during the site visit.
Built / Cultural Elements	3	There are no conservation areas, listed buildings, scheduled ancient monuments on the site. However, just outside the south western boundary there is the Category C Listed Kingswells Old Manse.
Natural Conservation	2	Part of the site sits within a potential bat habitat, and a bat survey may be required. Protected species may be an issue. Along the western and northern boundary of the site is the Green Space Network, however this is not within the site boundary. At the very north of the site is a pocket of Ancient Woodland. NESBReC records indicate the presence of Designated Species Curlew, Snipe, Siskin and Swift on the site.
Landscape Features	2	This is an open undeveloped area surrounded to the north and west by built development (residential). It provides a green outlook for the houses immediately surrounding it. There are stone dykes present on the site, at many of the field boundaries. It is possible these will be lost if the site was developed. The site has views to the south of the city and to the AWPR.
Landscape Fit	1	The site sits on Newpark Hill and occupies a significant position within the landscape. It is visible from Old Kingswells, many parts of new Kingswells and the surrounding area to the south, east and west. The site is especially visible from the A944. In the reporters report for the 2008 Local Plan and the 2017 Local Development Plan, the reporters concluded that extending development even higher up Newpark Hill could only increase the harm to the watershed ridge as a feature of Aberdeen's surrounding landscape, and to its value to the setting and identity of Kingswells. Its development would encroach into the open countryside which separates Kingswells from Aberdeen.
Relationship to existing settlement	2	The site is situated to the backs of housing on its west and north, as well as parts of its south side.

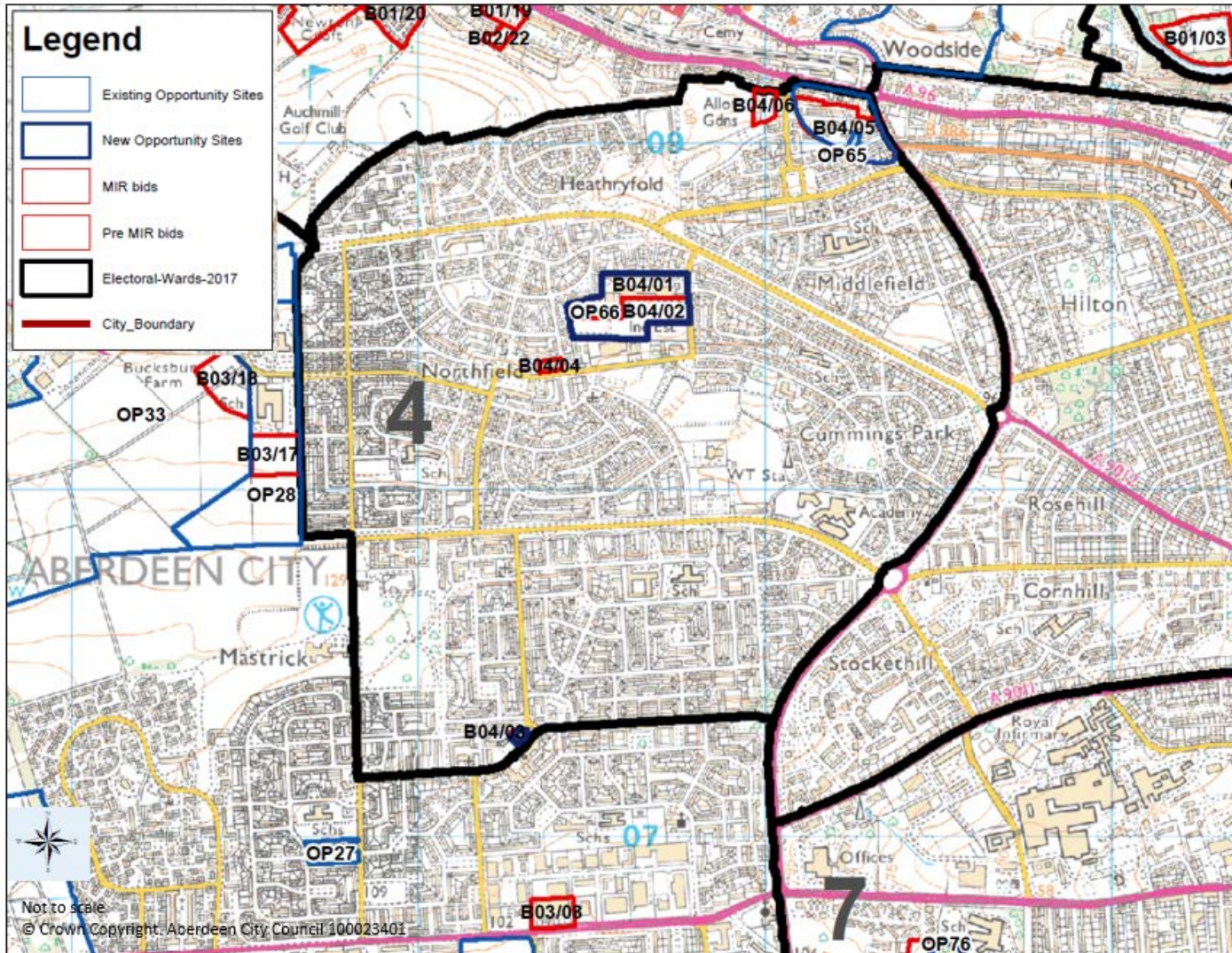
Land Use Mix / Balance / Service Thresholds	1	Proposal for housing in a residential area does not contribute towards the land use mix in this area.
Accessibility	3	The nearest bus stop is located 300m from the site on Fairley Road. Stagecoach Services 14 and 218 stops here.
Proximity to facilities - shopping / health / recreation.	2	Kingswells Neighbourhood Center is located 695m from the center of the site. Kingswells Medical Practice is located around 930m from the site. The site sits within the catchment areas of Kingswells Primary School (725m) and Interim provision at Bucksburn Academy (3.4km).
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) runs near to the north of the site. Core Path 31 (Kingswells Avenue to Old Skene Road) runs along Fairley Road just west of the site. No cycle route present surrounding the site.
Proximity of employment opportunities.	3	Prime Four Business Park offers a range of employment opportunities and is located 815m from the site.
Contamination	3	No contamination issues on this site.
Land Use Conflict	3	Residential use is being proposed in a residential area, so no conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Kingswells Primary school is currently (2018) at 98% capacity. It is forecast to stay the same at just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy is currently (2018) at 87% capacity. It is forecast to go over capacity by 2025 at 135% effective overall capacity. A new school at Countesswells may be able to provide additional accommodation, but this is unknown at present.

Other Constraints	3	None known at present

Ward 4 – Northfield

- B0401 – Land at Granitehill Road
- B0402 – Former Factory, Granitehill Road
- B0403 – Mastrick Clinic
- B0404 – Northfield Medical Practice
- B0405 – Haudagain Triangle
- B0406 – Manor Park

WARD 4 MAP



B0401 – Land at Granitehill Road

SITE NUMBER: B04/01		NAME of SITE: Land at Granitehill Road
Nature of the proposal:	Residential (100 homes)	
Checklist Score:	57	
Constraints:	Land use conflict	
Recommendation:	Desirable	
Justification:		
<p>The site is zoned as business and industrial land in the extant local development plan. The proposal to reuse brownfield land in this location is desirable. At present, the site contains several industrial buildings accommodating Hall and Tawse joinery company. The company state that the premises are not suitable for their business anymore. Housing would not be wholly inappropriate at this location given the wider area is residential in nature. Aberdeen Treasure Hub, several industrial units and an empty parcel of land are located to the south, therefore any residential development would have to keep a reasonable distance away from the industrial building/units to avoid any overlooking. At present, the industrial buildings on site are unattractive and a well-designed development would help to improve the appearance of the area. This site, along with B04/02 to the immediate south present an opportunity to plan a comprehensive housing development on under-utilised brownfield land.</p>		

Criteria	Score	Justification
Exposure	3	The site is flat with some vegetation and buildings to the north providing shelter from northerly winds.
Aspect	3	This is a flat site facing north.
Slope	3	This is a flat site.

Flood risk	2	SEPA flood maps show there is a 0.1% chance of surface flooding on a small section to the north of the site.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	There are several industrial buildings accommodating joinery company Hall and Tawse on site that are still in use. However, they are of no architectural or cultural merit.
Natural Conservation	3	The northern part of the site is identified as being an area of potential bat habitat. However, the site itself is brownfield land and is of little natural interest.
Landscape Features	3	This site is already developed with shed type buildings and hard standing. Redevelopment would not result in any significant loss of landscape features.
Landscape Fit	3	The particular site is zoned as Business and Industry however it is surrounded by residential development. Residential development on the site should not have any significant impact on the wider area and would fit well with surrounding development.
Relationship to existing settlement	2	Site is located in the established residential area of Northfield. However, at present there are some industrial uses in the immediate area. Residential use however, is not expected to intrude with the wider surrounding landscape.
Land Use Mix / Balance / Service Thresholds	2	Residential use is being proposed in an area with business/industrial uses and some residential development. It would contribute a little towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops around 70m away on Granitehill Road.
Proximity to facilities - shopping / health / recreation.	3	Site is just north of the Aberdeen Treasure Hub, an Arts & Museum centre. Allan Douglas Park is less than 200m to the south. Northfield Swimming Pool and Sports Centre are next to the park. Northfield neighbourhood centre which comprises several shops, a community centre, a pub and Northfield

		Medical Practice is less than 400m from the site. Northfield Academy is around 840m southeast of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are footpaths around the site. Core Path 15 (Manor Avenue to Eric Hendrie Park) is 220m to the northeast on Provost Russ Drive.
Proximity of employment opportunities.	3	The site is within a business/industrial area with Aberdeen Treasure Hub and Granitehill Enterprise Centre in the same area. Additional employment areas would be at the neighbourhood centre (around 400m away).
Contamination	3	No evidence of contamination on site.
Land Use Conflict	2	Residential uses are proposed adjacent to a business/industrial area. Immediately to the south is an empty parcel of land and further south is the Aberdeen Treasure Hub and a few industrial units. Any development would have to keep a reasonable distance away from the industrial units to avoid any overlooking. Uses to the north of the site as well as the general wider area are residential, therefore no great conflict would be anticipated in this regard.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Heathryburn Primary School and Northfield Academy. Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. This capacity is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 99% expected capacity.

Other Constraints	3	None anticipated.
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B0402 – Former Factory, Granitehill Road

SITE NUMBER: B04/02		NAME of SITE: Former Factory, Granitehill Road
Nature of the proposal:	Residential (170 homes)	
Checklist Score:	57	
Constraints:	Land use conflict	
Recommendation:	Desirable	
<p>Justification:</p> <p>The site is zoned as business and industrial land in the extant local development plan. The proposal to reuse brownfield land in this location is desirable. At present, the site is unattractive with overgrown shrubs/plants and a well-designed development would improve the appearance of the area. Housing would not be wholly inappropriate at this location given the wider area is residential in nature. Due to the site being adjacent to business/industrial units, development would have to keep a reasonable distance away from the industrial units on the south to avoid any overlooking. This site, along with B04/01 to the immediate north present an opportunity to plan a comprehensive housing development on under-utilised brownfield land.</p>		

Criteria	Score	Justification
Exposure	3	The site is flat with some vegetation and buildings to the north providing some shelter from northerly winds.
Aspect	3	This is a flat site facing north.
Slope	3	This is a flat site.

Flood risk	2	SEPA flood maps show there is a 0.5% chance of surface flooding on a section to the south of the site. It is likely a Drainage Impact Assessment will be necessary.
Drainage	3	Site appears freely drained – but see above comment.
Built / Cultural Elements	3	Several remains of previous industrial uses on site (metallic pipes, timber etc.). No constraining built or cultural elements on the site.
Natural Conservation	3	The site is brownfield land and is of little natural interest.
Landscape Features	3	Redevelopment would not result in any significant loss of landscape features.
Landscape Fit	3	The particular site is zoned as Business and Industry however it is surrounded by residential development. Residential development on the site should not have any significant impact on the wider area and would fit well with surrounding development.
Relationship to existing settlement	3	Site is located in the established residential area of Northfield. However, at present, there are some industrial uses adjacent to the site. Residential use however, is not expected to intrude with the wider surrounding landscape.
Land Use Mix / Balance / Service Thresholds	2	Residential use is being proposed in an area with business/industrial uses and some residential development. It would contribute a little towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops around 100m away on Granitehill Road.
Proximity to facilities - shopping / health / recreation.	3	Site is just north of the Aberdeen Treasure Hub, an Arts & Museum centre. Allan Douglas Park is less than 100m to the south. Northfield Swimming Pool and Sports Centre are next to the park. Northfield neighbourhood centre which comprises several shops, a community centre, a pub and Northfield Medical Practice is less than 350m from the site. Northfield Academy is around 750m southeast of the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are footpaths around the site. Core Path 15 (Manor Avenue to Eric Hendrie Park) is 300m to the northeast on Provost Russ Drive.
Proximity of employment opportunities.	3	The site is within a business/industrial area with Aberdeen Treasure Hub and Granitehill Enterprise Centre in the same area. Additional employment areas would be at the neighbourhood centre (around 350m away).
Contamination	2	Records show there is potential contamination on site. This is probably due to the site comprising a former factory. The land to the east where the Treasure Hub is located is also shown on record to be potentially contaminated yet has been developed. It is considered that there are unlikely to be any major issues on the site.
Land Use Conflict	2	Residential uses are proposed adjacent to a business/industrial area. Immediately to the north is joinery company Hall and Tawes, to the east is the Aberdeen Treasure Hub and to the south are a few industrial units. Any development would have to keep a reasonable distance away from the industrial units on the south to avoid any overlooking. Uses in the general wider area are residential, therefore no great conflict would be anticipated in this regard.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Heathryburn Primary School and Northfield Academy. Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. This capacity is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 99% expected capacity.
Other Constraints	3	None anticipated.

B0403 – Mastrick Clinic

SITE NUMBER: B04/03		NAME of SITE: Mastrick Clinic
Nature of the proposal:	Retail (0.13ha)	
Checklist Score:	61	
Constraints:	District Centre	
Recommendation:	Desirable	
Justification:		
<p>The reuse of a brownfield site is desirable. The site is located within the existing Mastrick District Centre. A retail use or other use compatible with a District Centre would be acceptable.</p>		

Criteria	Score	Justification
Exposure	3	The site is flat with semi-mature trees and vegetation around the site providing reasonable shelter from northerly winds.
Aspect	3	Flat site facing east.
Slope	3	This is a flat site.
Flood risk	3	There are no known risks of manmade or natural flooding on the site.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	There are 2 buildings that read as one unit on site. They have no significant architectural/cultural merit.

Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area with two buildings on site and a few trees and hedges. Redevelopment would not result in any significant loss of landscape features.
Landscape Fit	3	The site is located within an existing district centre and is surrounded by retail and food outlets, and community uses. Retail uses on the site would fit in well.
Relationship to existing settlement	3	The site is located within a district centre and is surrounded by residential development. Residential development on the site should not have any significant impact on the immediate and wider area.
Land Use Mix / Balance / Service Thresholds	2	Retail use in a District Centre would contribute little towards the land use mix of the area but would help to support the centre.
Accessibility	3	Site is highly accessible. First Bus routes 3 and 13 stop just outside the clinic.
Proximity to facilities - shopping / health / recreation.	3	Site would provide a shopping facility. It is also within the district centre which aside from shopping and eating facilities comprises Mastrick Library, Mastrick Community Centre, Mastrick Access Point, Mastrick Parish Church and a Police Scotland office amongst other things. Sheddocksley Sports Centre is around 630m from the site. Muirfield Primary School is 360m from the site. Allan Douglas Park, Northfield Academy, Northfield Swimming Pool and Sports Centre are 1km away. Northfield Medical Practice is also 1km north of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are footpaths around the site.

Proximity of employment opportunities.	3	Site is within a District Centre which offers various employment opportunities. Site is also 500m from Whitemyres which has various businesses. Proposed use would also offer a source of employment.
Contamination	3	Records show no evidence of contamination.
Land Use Conflict	3	Retail use is proposed in a District Centre. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No anticipated constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site is within the catchment area of Muirfield Primary School and Northfield Academy. Muirfield School has enough capacity (59%). This is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 74% expected capacity. Northfield Academy has capacity. This capacity is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 99% expected capacity. However, for a development of this type, education capacity would not be applicable.
Other Constraints	3	None

B0404 – Northfield Medical Practice

SITE NUMBER: B04/04		NAME of SITE: Northfield Medical Practice
Nature of the proposal:	Residential (0.22ha)	
Checklist Score:	60	
Constraints:	School capacity, Neighbourhood Centre	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This is a proposal to reuse brownfield land. The site is well connected to services and facilities, is in the neighbourhood centre and is part of the urban fabric. The site has scored well in most of the criteria with the main constraint being school capacity as Heathryburn Primary is currently overcapacity and this is expected to remain the same over the next 7 years.</p> <p>However, Neighbourhood Centres are the preferred locations for local retail, commercial leisure, community and cultural provision. The current medical centre fits this definition very well. In addition, it is likely to help support the chemist which is part of the main parade of shops on Byron Square. A residential use is unlikely to provide this level of support for the centre and for that reason the proposal is considered undesirable.</p>		

Criteria	Score	Justification
Exposure	3	The site is south facing and has some trees and vegetation cover providing shelter from northerly winds.
Aspect	3	South facing site.
Slope	3	This is a generally flat site with gentle undulations to the rear.

Flood risk	3	No known risks of manmade or natural flooding.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	One building on site that has no significant architectural/cultural merit.
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area with one building on site and a few trees and hedges. Redevelopment would not result in any significant loss of landscape features.
Landscape Fit	3	The site forms the eastern edge of the Byron Square and Byron Crescent neighbourhood centre and is surrounded by residential development to the north, south, east and west. Residential development would fit well in the immediate and wider area.
Relationship to existing settlement	3	Site is located in the established residential area of Northfield. The proposed residential use in the area is not expected to intrude with the surrounding landscape.
Land Use Mix / Balance / Service Thresholds	1	Residential use is being proposed in a neighbourhood centre with residential properties in the wider area. The current use supports the vitality and viability of the neighbourhood centre in a way which residential use would not.
Accessibility	3	Site is highly accessible. First Bus route 13 stops on Quarry Road outside the Medical Practice.
Proximity to facilities - shopping / health / recreation.	3	Site is next to a neighbourhood centre which apart from shopping and eating facilities comprises a post office, Northfield Community Centre, Northfield Library and Northfield Scottish Parish Church. Mastrick Medical Practice is 1km south of the site. Northfield Swimming Pool and Sports Centre is less than 600m away, and Northfield Academy is about 880m from the site.
Direct footpath / cycle connection to community	3	There are footpaths around the site. Shared on-road surface exists on Byron Square.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	Employment opportunities are available at the neighbourhood centre. Other opportunities are also available at Northfield Industrial Estate, less than 1km away.
Contamination	3	No evidence of contamination on site.
Land Use Conflict	3	Residential use is proposed within close proximity to a neighbourhood centre and residential properties in the wider area. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	1	Site is in the catchment area of Heathryburn Primary School and Northfield Academy. Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity. Northfield Academy has capacity. This capacity is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 99% expected capacity.
Other Constraints	3	None anticipated.

B0405 – Haudagain Triangle

SITE NUMBER: B04/05		NAME of SITE: Haudagain Triangle
Nature of the proposal:	Rezone to mixed use – residential, retail, commercial and community uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	55	
Constraints:	Land use conflict	
Recommendation:	Desirable	
<p>Justification:</p> <p>A recently cleared site in previous residential use, the site is currently zoned in the extant local development plan for residential use. Site is accessible, relatively flat but is exposed, north facing and prominent in the landscape. As a previously developed site there are no known technical constraints for developing the site nor is there likely to be any loss or disturbance to the built environment or natural conservation. Site is well located within an existing urban residential area with reasonable access to facilities and introducing mixed uses may facilitate further service provision and employment opportunities. Land use conflicts exist with the Haudagain Roundabout roads intervention project located immediately adjacent to the site which constrains the sites development prior to its completion. However, this is expected to be complete prior to next local development plan adoption.</p>		

Criteria	Score	Justification
Exposure	1	Site is exposed with little shelter from northerly winds through topography or vegetation.
Aspect	1	North facing site
Slope	3	The site is on a very gradual slope towards to the north with predominately flat areas within the defined site boundary. The surrounding land is at a steeper gradient southward (outwith site boundary).
Flood risk	2	Indicative flood maps show areas at risk of low, medium and high surface water flooding. A flood risk assessment would be required as part of any development proposal.

Drainage	3	As a previously developed site and now brownfield/vacant site it appears freely drained.
Built / Cultural Elements	3	Site of Aberdeenshire Canal is located within 115m north of the site. Evidence of a previous farm steading located at the north western section of the site but no records of any listed structures or scheduled monuments present. No likely loss or disturbance.
Natural Conservation	3	There is limited vegetation on site given the recent demolition of all structures on site. No loss or disturbance of wildlife habitat or species likely. Aberdeen – Inverness & Kittybrewster Railway Line Local Nature Conservation site is within 200m north of the site. This provides a green corridor through the city but is unlikely to be disturbed by development at the bid site.
Landscape Features	3	Existing site is a recently cleared brownfield site. As such there are limited landscape features present on site. There is unlikely to be loss or disturbance.
Landscape Fit	2	The site is prominent on the landscape due to its location adjacent to a main route around the city at the foot of the slope towards Haudagain Roundabout. Development on site will be visible in the landscape. Surrounding uses are equally as visible as was the sites previous use. Site layout and design will be an important factor in mitigating landscape impact.
Relationship to existing settlement	3	Site is part of the Middlefield/Haudagain urban area of Aberdeen and development would integrate well. The site is bounded on two sides by Great Northern Road and Anderson Drive (both significant roads in the network) and located adjacent to a mix of uses including residential, commercial and retail.
Land Use Mix / Balance / Service Thresholds	3	Site is currently zoned residential in the extant plan. The site is a cleared residential area adjacent to a major roads intervention project to improve traffic flow at Haudagain Roundabout. Introducing mixed uses to the area would have positive impacts on the land use mix in the vicinity and has potential to attract other facilities.

Accessibility	3	A bus stop is located within 175m to the north west of the site on Great Northern Road serviced by multiple bus routes and bus operators. Other bus stops are located on Manor Avenue (approx. 175m away) which is serviced by alternative bus services.
Proximity to facilities - shopping / health / recreation.	3	Manor Park Primary School is under 400m away to the south. Northfield Academy is over 1km away to the south. Allotments and recreational areas are located 400m west of the site. A mix of retail uses are available along Great Northern Road to the north of the site, at Haudagain Retail Park and at Haudagain Roundabout. Tesco Extra is approximately 800m away to the north. Bannatynes gym is 600m away to the north.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 47 – Manor Avenue to Auchmill Road is within 500m of the site. Core Path 15 – Manor Avenue to Eric Hendrie Park is within 500m of the site. Core Path 8 – Auchmill Golf Course is within 500m of the site. Dual use cycle/pedestrian path is located directly north of the site on Great Northern Road. Located within a residential area there are many road side pavements for ease of access to facilities.
Proximity of employment opportunities.	2	Limited employment opportunities lie within the immediate vicinity aside from the mix of retail uses along Great Northern Road to the north of the site and at Haudagain Roundabout. Employment opportunities may be available at Danestone District Centre (800m north) Business and employment land in Northfield is located to the south west within 800m.
Contamination	3	No known contamination constraints.
Land Use Conflict	2	Bounded to the north and east by the Anderson Drive Air Quality Management Area. Aberdeen Airport Safeguarding Maps indicate there will be a requirement to consult with Aberdeen International Airport. Site is bounded by a major roads intervention project to improve traffic flow at Haudagain Roundabout. The roads project is expected to be complete by adoption of the emerging local development plan, however the site is landlocked by the project and will be constrained prior to its completion.

Physical Infrastructural Capacity	3	As a previously developed site there are no known constraints.
Physical Infrastructure Future	3	As a previously developed site there are no known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Manor Park Primary School and Northfield Academy. Manor Park is running at 98% capacity and is expected to be over capacity by 2025. Northfield Academy is running at 82% and is expected to be at 99% by 2025.
Other Constraints	3	No known constraints.

B0406 – Manor Park

SITE NUMBER: B04/06		NAME of SITE: Manor Park
Nature of the proposal:	Other uses other than housing if necessary	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	56	
Constraints:	Residential zoning	
Recommendation:	Undesirable	
Justification:		
<p>The current residential zoning allows, in principle, development of residential uses or other uses if they are considered complementary to residential use and subject to other policy considerations. The site is immediately adjacent to land proposed for significant regeneration and a roads intervention project which once complete may impact on the viability of the site for uses other than residential or uses serving a local catchment.</p> <p>There is no justified reason to rezone from its current residential land zoning when current policy provision would, in principle, already allow uses complementary to residential use.</p>		

Criteria	Score	Justification
Exposure	3	Site is reasonably sheltered by surrounding land uses, boundary walls, and tree belt to the west and south west corner.
Aspect	1	North east facing site.
Slope	3	Flat site with a slight slope to the north.
Flood risk	2	Indicative flood maps show low and medium risk of surface water flooding present on site and immediately adjacent to the site where the Scatter Burn has been culverted. A flood risk assessment would be required as part of any development proposal.

Drainage	3	Site appears freely drained. A substantial part of the site is brownfield with concrete hardstanding for the current caravan use.
Built / Cultural Elements	2	The site was a former gasworks and permanent structures remain on site. Boundary walls remain on the site and may need to be considered as part of the design and layout of subsequent development proposals. Site of Aberdeenshire Canal is located within 100m north of the site.
Natural Conservation	2	There is limited vegetation aside from overgrown weeds/bushes on the developed part of the site. The undeveloped area is made up mostly of overgrown grass and a tree belt. Designated species have been identified on, or within a buffer, of the site. There may be risk of loss or disturbance of wildlife habitat or species. Land west of the site is zoned urban green space and Green Space Network. Aberdeen – Inverness & Kittybrewster Railway Line Local Nature Conservation site is within 150m south of the site. This provides a green corridor through the city but is unlikely to be disturbed by development at the bid site.
Landscape Features	3	Existing site is part developed and utilised as a caravan park and part vacant. It is a gap site nestled between other land uses (residential, food growing, recreational and open space).
Landscape Fit	3	Residential use on the site would fit well. The bid does not propose defined alternative uses. Development on the site is unlikely to be obtrusive to the surrounding landscape. The boundary walls contain the site well as does the tree belt.
Relationship to existing settlement	3	Site is part of the Middlefield/Haudagain urban area of Aberdeen and development would integrate well.
Land Use Mix / Balance / Service Thresholds	3	Site is currently zoned residential in a predominately residential area. The site is immediately west of a recently cleared residential area which in the extant plan is zoned for residential uses and a major roads intervention project to improve traffic flow at Haudagain roundabout. Whilst some uses would be considered inappropriate e.g. business and industry, given the varied uses in the vicinity it is likely that development of this site would have a neutral impact on the land use mix.

		<p>There is potential that the site may become less accessible once the roads intervention project is complete which may result in uses other than residential being less attractive e.g. commercial.</p> <p>A proposal of application notice was submitted in January 2019 at the site immediately to the east for a major mixed use development of approx. 280 residential units, 5,500sqm class 1 retail and other class 2, 3, 10 and 11 uses. A bid assessment has been undertaken for this site at B04/05 Haudagain Triangle Rezoning.</p>
Accessibility	3	A bus stop is located within 125m to the north east of the site on Great Northern Road serviced by multiple bus routes and bus operators. Other bus stops are located on Manor Avenue which is serviced by alternative bus services.
Proximity to facilities - shopping / health / recreation.	3	<p>Manor Park Primary School is under 500m away to the south.</p> <p>Northfield Academy is over 1km away to the south east.</p> <p>Recreational areas are located immediately west of the site.</p> <p>Allotments are located immediately west of the site.</p> <p>A mix of retail uses are available along Great Northern Road to the north of the site, at Haudagain Retail Park and at Haudagain roundabout.</p> <p>Tesco Extra is approximately 800m away to the north.</p> <p>Bannatynes gym is 500m away to the north.</p>
Direct footpath / cycle connection to community and recreation facilities and resources.	3	<p>Core Path 47 – Manor Avenue to Auchmill Road is within 300m of the site.</p> <p>Core Path 15 – Manor Avenue to Eric Hendrie Park is within 500m of the site.</p> <p>Core Path 8 – Auchmill Golf Course is within 500m of the site.</p> <p>Dual use cycle/pedestrian path is located directly north of the site on Great Northern Road.</p> <p>Located within a residential area there are many road side pavements for ease of access to facilities.</p>
Proximity of employment opportunities.	2	<p>Limited employment opportunities lie within the immediate vicinity aside from the mix of retail uses along Great Northern Road to the north of the site and at Haudagain roundabout.</p> <p>Employment opportunities may be available at Danestone District Centre (800m north)</p> <p>Business and employment land in Northfield is located to the south west within 800m</p>

Contamination	2	Site was formerly a Gas Works and as it is relatively undeveloped there may be contamination present on site which will require to be assessed as part of any development proposal.
Land Use Conflict	3	Within 100m of the Anderson Drive Air Quality Management Area to the north. No likely conflict anticipated. Aberdeen Airport Safeguarding Maps indicate there will be a requirement to consult with Aberdeen International Airport.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Manor Park Primary School and Northfield Academy. Manor Park is running at 98% capacity and is expected to be over capacity by 2025. Northfield Academy is running at 82% and is expected to be at 99% by 2025.
Other Constraints	3	No known constraints.

Ward 5 – Hilton/Stockethill

No bids were received for this ward.

Ward 6 – Tillydrone/Seaton/Old Aberdeen

B0601 – 152 Don Street

B0602 – Land at Lord Hay's Grove

B0601 – 152 Don Street

SITE NUMBER: B06/01		NAME of SITE: 152 Don Street
Nature of the proposal:	Residential (50 units)	
Checklist Score:	54	
Constraints:	Surface water flooding	
Recommendation:	Desirable	
Justification:		
<p>The proposal to reuse brownfield land in this location is desirable. The site is well connected to services and facilities and is part of the urban fabric. The current building is unattractive and a well-designed development would improve the appearance of the area. Housing would be appropriate at this location given the residential nature of the area. However, a Drainage Impact Assessment is likely to be needed to consider surface water flooding along Lord Hays Road.</p>		

Criteria	Score	Justification
Exposure	2	The site is flat and quite exposed on the King Street elevation. Although there are a few semi-mature trees, these are mostly on the Don Street elevation and provide little shelter from northerly winds.
Aspect	3	Southwest facing.
Slope	3	This is a flat site.

Flood risk	2	The northern part of the site along Lord Hays Road suffers from surface water flooding. It is likely that a Drainage Impact Assessment would be required. There is risk of fluvial flooding outwith the site to the west.
Drainage	3	Site is freely drained but see above.
Built / Cultural Elements	3	Property on site comprises the former Territorial Army Centre which accommodated Aberdeen University Officer Training Corp. There is a boundary wall with metal fencing around the site. Site is within Old Aberdeen Conservation Area therefore any development would need to be considerate of this.
Natural Conservation	2	Adjacent Seaton Park which is part of the Green Space Network. Site is identified as being an area of potential bat habitat. However, the site itself is brownfield and of little natural interest.
Landscape Features	2	Site is classed as urban in the Aberdeen Landscape Character Assessment. There are few semi-mature trees around the site. Any redevelopment should look to preserve them.
Landscape Fit	3	Residential use would not intrude with surrounding landscape which is primarily residential.
Relationship to existing settlement	3	Site is well connected to the Old Aberdeen area.
Land Use Mix / Balance / Service Thresholds	1	Only residential use is proposed and would not add to the mix of uses in the area.
Accessibility	3	Site is easily accessible with the bus routes 1/2 running along King Street. Bus stop is 60m away.
Proximity to facilities - shopping / health / recreation.	3	Aldi is within 200m of the site. Seaton neighbourhood centre on St Machar Drive roundabout is less than 800m away. Aberdeen Sports Village and Aquatics Centre is around 900m from the site. Old Machar Medical Practice is within 920m of the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path and footpaths to the north and east of the site. Core Path 21 (River Don to City Centre) is next to the site.
Proximity of employment opportunities.	3	Employment opportunities are available at the nearby Aldi (100m), at Seaton neighbourhood centre (less than 800m). Aberdeen Science and Energy Park and Aberdeen Exhibition Conference Centre are roughly around 1.5km northeast of the site, and Aberdeen Science and Technology Park is roughly around 1.5km northwest of the site.
Contamination	2	Records show the site is potentially contaminated.
Land Use Conflict	3	Residential use is proposed in a residential area. There would be no conflict with the existing land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site lies within Seaton Primary and St. Machar catchment areas. Seaton Primary School is currently running over capacity at 116%. This is expected to continue into 2025 where it will be at 142%. St. Machar Academy has enough capacity at present however forecasts show it is going to be over capacity at 113% in 2025.
Other Constraints	2	Noise from traffic on King Street. Any redevelopment would have to mitigate traffic noise from King Street.

B0602 – Lord Hays Grove

SITE NUMBER: B06/02		NAME of SITE: Lord Hay's Grove (Phase 2)
Nature of the proposal:	Residential (55-95 units)	
Checklist Score:	53	
Constraints:	Poor access, Green Space Network	
Recommendation:	Undesirable	
Justification:		
<p>The site is southwest facing, with no risk of flooding and is well connected to the Old Aberdeen area with a Core Path running through it. The site sits in between an existing residential development and the River Don Local Nature Conservation Site (LNCS), therefore occupying a significant position as a corridor to the LNCS and the wider Green Space Network. Development of the site would lead to the loss of well-used green space. As the current school roll stands, there would be no primary school space to accommodate the expected children from this development. 55-95 dwellings alone would not be able to support a new school.</p> <p>Taking into account the potential loss of a significant green corridor well-used by locals, the poor access to the site, and the potential impact on the primary school it is considered that there are no over-riding benefits arising from this site which would justify allocating it for development.</p>		

Criteria	Score	Justification
Exposure	3	This is a fairly flat site that is well sheltered with tree belts to the north, east and west.
Aspect	3	Site faces southwest.
Slope	3	This is a flat site.

Flood risk	3	No flood risks identified on the SEPA flood map however, there have been some surface flooding incidents outwith the site at the Lidl supermarket and at the existing flats on Lord Hays Grove.
Drainage	2	Site is freely drained however records show there may be small pockets of poor drainage.
Built / Cultural Elements	3	No constraining or built cultural elements on the site. However, the site lies within the Old Aberdeen Conservation area therefore any development would need to be considerate of this.
Natural Conservation	2	Part of the site (northwest corner) is a Local Nature Conservation Site (River Don Corridor) which extends over the northern boundary. The Donmouth Local Nature Reserve is also to the north of the site, outwith the boundary. The site is identified as being an area of potential bat habitat, therefore a bat survey may be required. NESBReC records show the following designated species on site: Slender Trefoil. During the site visit it was clear that locals use the paths along the site into the LNCS for recreation purposes. Site is part of the Green Space Network (Site No.9).
Landscape Features	1	Site is classed in the Aberdeen Landscape Character Assessment as being both urban and part of the River Don Valley. Site is also Prime Landscape. It is an area of grassland with semi-mature tree belts surrounding the site. The tree belts form part of the woodland (willow, ash, alder, dog rose, hazel, cherry, beech and sycamore) within the River Don LNCS. Any development would have to keep a reasonable distance away from these features.
Landscape Fit	1	The site is located a reasonable distance from King Street and its relatively low-lying position means it would not have a significant impact on the wider area. However, the site visit made it clear that the area is used by residents for recreation purposes and any development here would have an impact on an important green space and corridor. Part of the site forms a significant gateway into Aberdeen at the Bridge of Don and its development would interrupt an existing open space.
Relationship to existing settlement	3	Site is open grassland that is well-used by locals from the area. It is well connected to Old Aberdeen.

Land Use Mix / Balance / Service Thresholds	2	Both residential and retail uses are proposed. This would add to the mix of uses in the area.
Accessibility	3	Site is accessible by public transport – First Bus routes 1/2 run along King Street; the bus stop is 150m away.
Proximity to facilities - shopping / health / recreation.	3	Aldi is within 100m of the site. Seaton neighbourhood centre on St Machar Drive roundabout is less than 800m away. Aberdeen Sports Village and Aquatics Centre is around 1km from the site. Old Machar Medical Practice is within 1.1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There a direct footpath from Lord Hays Grove to the site, which also connects onto King Street, both to the north and south. Core Path 21 (River Don to City Centre) goes through the site. There is a cycle lane on King Street (100m away).
Proximity of employment opportunities.	3	Employment opportunities are available at the nearby Aldi (200m), at Seaton neighbourhood centre (less than 800m). Aberdeen Science and Energy Park and Aberdeen Exhibition Conference Centre are roughly around 1.6km northeast of the site, and Aberdeen Science and Technology Park is roughly around 1.3km northwest of the site.
Contamination	3	No records of contamination on site.
Land Use Conflict	3	Residential use is proposed in a residential area. There would be no conflict with the existing land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	1	Site lies within Seaton Primary and St. Machar catchment areas.

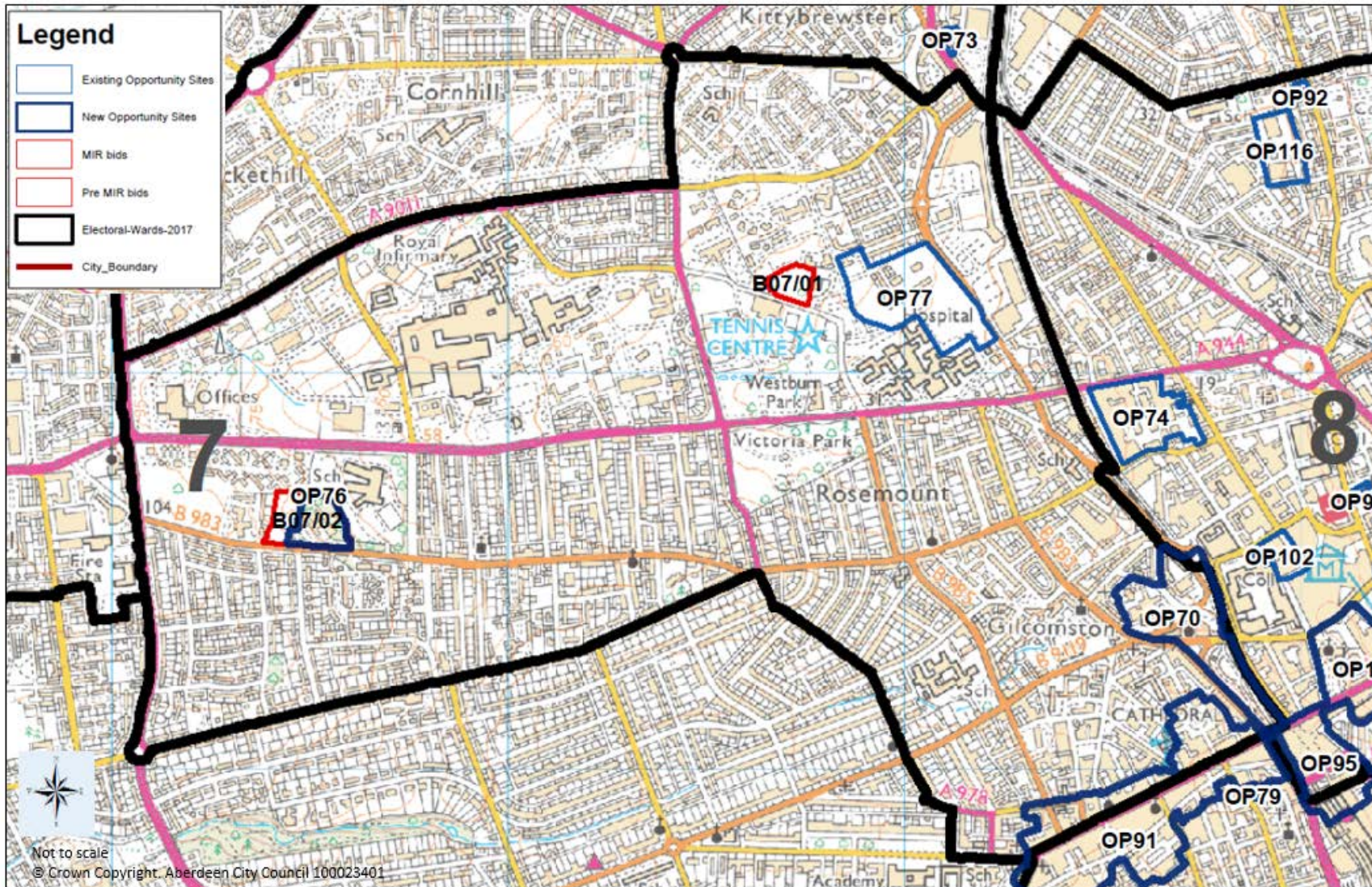
		<p>Seaton Primary School is currently running over capacity at 116%. This is expected to continue into 2025 where it will be at 142%.</p> <p>St. Machar Academy has enough capacity at present however forecasts show it is going to be over capacity at 113% in 2025.</p>
Other Constraints	1	<p>Site has poor vehicular access. The only way to the site is via a footpath from Lord Hay's Grove.</p> <p>Site is zoned as part of the Green Space Network in the 2017 ALDP and serves as a corridor to the River Don LNCS and the wider Green Space Network. It is part of a significant recreational resource and is part of the open space provision for Lord Hays Grove.</p>

Ward 7 – Midstocket/Rosemount

B0701 – Land adjacent to Cornhill Road

B0702 – Raeden Westburn Road

WARD 7 MAP



B0701 – Land adjacent to Cornhill Road

SITE NUMBER: B07/01		NAME of SITE: Land Adjacent to Cornhill Road
Nature of the proposal:	Residential (0.81ha)	
Checklist Score:	54	
Constraints:	Green Space Network, tree preservation orders, flooding.	
Recommendation:	Undesirable	
Justification:		
<p>This site is well connected to public transport and services and facilities. Topography is favourable and the proposed use is compatible with surrounding uses. However, this is a significant area of open space which contains important mature trees which are protected through a TPO. There has been a significant amount of residential development in this area over the years and an incremental loss of open space as a result. This open space contributes to the overall amenity of what is an attractive area. In addition, schools in the area will come under pressure and there is some surface water flooding. It is considered that these issues, together with the potential loss of open space and trees outweigh the benefits of the site.</p>		

Criteria	Score	Justification
Exposure	3	This is a flat site with generous tree cover to the south and west, and pockets of trees across the rest of the site and outwith, providing adequate shelter from northerly winds.
Aspect	3	West facing site.
Slope	3	This is a flat site.

Flood risk	2	SEPA Flood Risk Maps show there are chances (0.1% and 0.5%) of surface flooding in the two central sections of the site.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	No constraining built or cultural elements on the site. Site is within the Rosemount/Westburn Conservation Area therefore any development would need to be considerate of this.
Natural Conservation	1	Several TPOs on site (ref no 220 and 92). These would have to be retained if any development is to occur. NESBReC records show invasive non-native plant species Rhododendron on site. Site is part of the Green Space Network (Site No.84) with grassland being the major habitat.
Landscape Features	1	The site is within an urban area and has several significant and mature tree belts which should be preserved during redevelopment.
Landscape Fit	2	There is a nursery and residential development to the west and north of the site, respectively. To the south is a thick tree belt and 2-3m high boundary wall that separates the site from Westburn Tennis Centre. Residential development on this site would not be totally out of keeping with the general character of the area.
Relationship to existing settlement	3	Residential use is proposed on Green Space Network. However, it is considered that residential use would not intrude greatly with the wider surrounding landscape as there is an existing nursery and apartments adjacent to the site.
Land Use Mix / Balance / Service Thresholds	3	Residential use would add to the existing mix of land uses in the area (residential, nursery, leisure and recreation).
Accessibility	3	Closest bus stop is on Berryden Road (340m away).

Proximity to facilities - shopping / health / recreation.	3	Westburn Park, Westburn Tennis Centre and Victoria Park are south of the site. Cornhill Hospital is within 260m of the site while Aberdeen Royal Infirmary is within 1km of the site. Berryden Retail Park is approximately 415m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths just outside the site. South of the site over the boundary wall is a shared on-road surface on Cornhill Road that also goes up to May Baird Avenue. Core Path 23 (Westburn Park) is less than 100m south of the site on Westburn Park.
Proximity of employment opportunities.	3	Closest employment opportunities would be at the hospitals (260m and 1km), Berryden Retail Park (415m) and West End Office Area (1.1km). Aberdeen City Centre is around 1.6km from the site.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	2	Residential use is being proposed on Green Space Network – this raises some conflict. However there also exists a nursery and two blocks of apartments on May Baird Gardens.
Physical Infrastructural Capacity	3	No anticipated constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	2	Site is in the catchment area of Skene Square Primary School and Aberdeen Grammar. Skene Square is currently running at 77% capacity. Capacity is expected to decrease. Forecasts for 2025 show it running at 101% overcapacity. Aberdeen Grammar is running at full capacity at present (100%). Capacity is expected to decrease. Forecasts for 2025 show it running at 119% overcapacity.
Other Constraints	2	Site is zoned as part of the Green Space Network. However, during the site visit it was evident that it is hardly used for amenity purposes as the grass is overgrown and not well-maintained.

B0702 – Raeden Westburn Road

SITE NUMBER: B07/02		NAME of SITE: Raeden, Westburn Road
Nature of the proposal:	Residential (2.4ha)	
Checklist Score:	52	
Constraints:	Green Space Network, Access to site	
Recommendation:	Desirable	
Justification:		
<p>This is a well-connected site which is an integral part of the urban area. There are parts of it which are unsuitable for development – in particular the listed walled garden and the areas of mature trees. It may be possible however, to accommodate a small development on the footprint of the former Raeden Centre which was demolished some time ago.</p>		

Criteria	Score	Justification
Exposure	3	Site is surrounded by tree cover to the north and south and west, providing adequate shelter from northerly winds.
Aspect	2	East facing site.
Slope	3	Mostly flat site with some gentle slopes.
Flood risk	3	No known risks of manmade or natural flooding on the site.
Drainage	3	There was no evidence of waterlogging on the site

Built / Cultural Elements	2	Raeden Nursery Walled Garden on western part of site. It is a mid-18 th century category C-listed rectangular-plan course granite walled garden. Any development should seek to preserve and enhance the walled garden.
Natural Conservation	2	There are several TPOs on site (ref no 192). These would have to be retained if any development is to occur. The western part of the site is in the Green Space Network (Site No.85) with grassland being the major habitat. During the site visit it was evident that the site is not used for amenity purposes. Records show most of the site is an area of potential bat habitat.
Landscape Features	2	The site is within an urban area and has several mature trees (broadleaved and mixed woodland) which should be preserved during redevelopment.
Landscape Fit	3	Adjacent to the site is Mile-End Primary School. Residential development in this site would not be out of keeping with the wider area which is predominantly residential in nature.
Relationship to existing settlement	2	Site is bound by Mile-End Primary School and residential properties to the west on Raeden Court and across Mid-Stocket Road. Proposed residential development would be well-related to the surrounding residential landscape.
Land Use Mix / Balance / Service Thresholds	1	Residential use is unlikely to contribute to the land use mix of the area, which is predominantly residential.
Accessibility	3	Site is highly accessible with First Bus routes 3/3G passing on Raeden Park Road (215m away).
Proximity to facilities - shopping / health / recreation.	3	Site is less than 400m from Aberdeen Royal Infirmary which also has a health centre. Lang Stracht neighbourhood centre is less than 800m from the site. Mile-End Primary School is adjacent to the site.
Direct footpath / cycle connection to community	3	There is shared on-road surface along Mid Stocket Road and Raeden Park Road.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	Closest employment opportunities would be at the ARI hospital (400m) and at Whitemyres Business and Industrial Estate (800m).
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	Surrounding uses are residential. Proposed residential use is not expected to conflict with the nearby school.
Physical Infrastructural Capacity	3	None anticipated.
Physical Infrastructure Future	3	None anticipated.
Service Infrastructure Capacity	1	<p>Site is in the catchment area of Mile-End Primary School and Aberdeen Grammar.</p> <p>Mile-End Primary is currently running overcapacity (103%). Capacity is expected to decrease. Forecasts for 2025 show it running at 123% overcapacity.</p> <p>Aberdeen Grammar is running at full capacity at present (100%). Capacity is expected to decrease. Forecasts for 2025 show it running at 119% overcapacity.</p>
Other Constraints	1	<p>Site is part of the Green Space Network. During the site visit it was evident that the site is not used for amenity purposes.</p> <p>Presently, access to the site is limited as it is via Mile-End Primary School.</p>

Ward 8 – George Street/Harbour

B0801 - Pittodrie

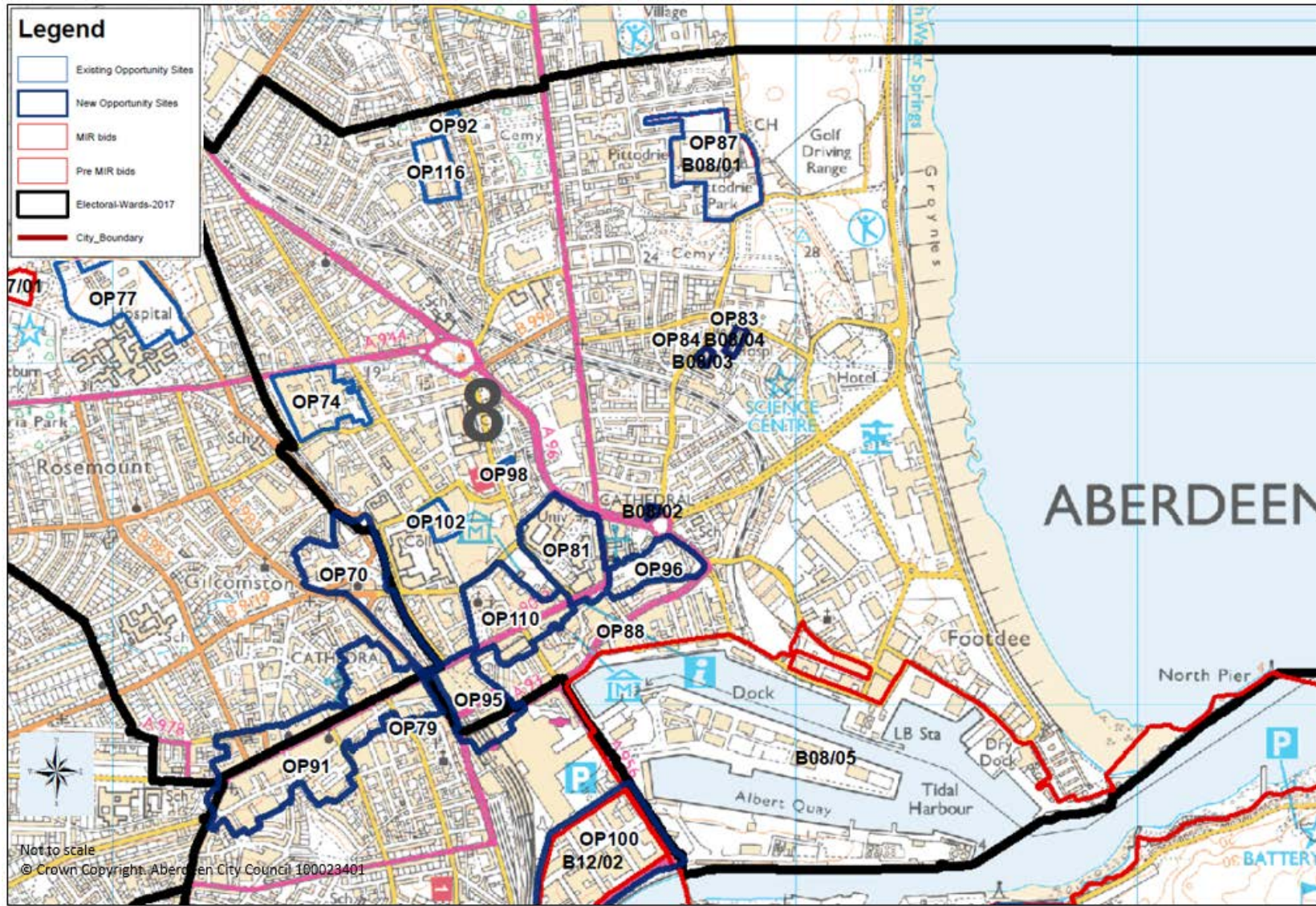
B0802 – Land adjacent to Granary, Fredrick Street

B0803 – Resource Centre City Hospital

B0804 – Urquhart Building City Hospital

B0805 – North Harbour

WARD 8 MAP



B0801 – Pittodrie

SITE NUMBER: B08/01		NAME of SITE: Pittodrie
Nature of the proposal:	Residential (350 units – 260 houses, 90 flats)	
Checklist Score:	57	
Constraints:		
Recommendation:	Desirable	
Justification:		
<p>The redevelopment of this brownfield site scores reasonably well in most of the categories. It is well-connected to the wider Pittodrie area and planning permission for demolition of the stadium and development of 350 residential units on the site (P101517) was approved in November 2013. There are ongoing discussions with colleagues in Development Management in relation to planning application P160672 to vary condition 2 of the initial consent. Furthermore, permission was granted for a new stadium at Kingsford (P170021) in April 2018.</p> <p>Given the context above and bearing in mind that the site is already allocated in the Aberdeen Local Development Plan 2017, the continual allocation of this site in the forthcoming LDP is deemed to be acceptable.</p>		

Criteria	Score	Justification
Exposure	2	There is little shelter from northerly winds through vegetation except a few trees to the southwest. The site is however, fairly flat.
Aspect	3	Site is southeast facing.
Slope	3	Site is flat.

Flood risk	2	SEPA Flood Risk maps show there is has been previous surface water flooding on parts of the site (to the east and centre).
Drainage	2	Most of the site is freely drained however records highlight there are some pockets that are vulnerable to poor drainage.
Built / Cultural Elements	3	Site currently has a football stadium on site. Planning permission for a replacement stadium at Kingsford was granted on 23 April 2018. Therefore, the existing stadium would present no constraint. There is a boundary stone on the western boundary on Golf Road.
Natural Conservation	3	The site is brownfield and of little natural interest.
Landscape Features	3	Site is in an urban area. No landscape features would be lost or disturbed.
Landscape Fit	3	Residential use is proposed in what is a predominantly residential area. This would be in keeping with the surrounding landscape.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area and integral to the urban area.
Land Use Mix / Balance / Service Thresholds	1	Residential use is being proposed in an area with residential properties. It would contribute little towards the land use mix in the area.
Accessibility	3	Site is highly accessible by public transport. First Bus route 13 runs along Gold Road just outside the stadium.
Proximity to facilities - shopping / health / recreation.	3	The Beach Leisure Centre, the Beach Ballroom and Linx Ice Arena are 620m from the site. The Beach Retail Park and Hanover Street Primary School are just under 1km from the site. Links Medical Practice is approximately 480m from the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path along Golf Road, less than 20m east of the site. Core Path 20 (University to Beach via Linksfield and Broad Hall) less than 20m east on Golf Road.
Proximity of employment opportunities.	3	The closest employment areas would be at the Beach Retail Park (1km) and the Beach Ballroom and Beach Leisure Centre which are 620m from the site. Aberdeen City Centre has numerous employment opportunities and is around 1.3km from the site.
Contamination	3	Records show some a strip of potentially contaminated land passes through the south of the site. This is in relation to Kings Links Targets and Rifle Range and is unlikely to pose any issues.
Land Use Conflict	3	Residential uses are proposed adjacent to a residential area so there are is no conflict anticipated.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Sunnybank Primary School and St Machar Academy. Sunnybank Primary currently has capacity. Forecasts show it will be over capacity by 2020. Forecasts for 2025 show it still being overcapacity (124%). St Machar Academy is currently within capacity (80%) and is expected to go overcapacity in 2023. Forecasts show that in 2025 it will be running at 113% overcapacity.
Other Constraints	3	None anticipated.

B0802 – The Granary Fredrick Street

SITE NUMBER: 08/02		NAME of SITE: Land Adjacent to The Granary, Frederick Street
Nature of the proposal:	Residential (units not specified; 0.1ha)	
Checklist Score:	57	
Constraints:	Listed Buildings, Traffic Noise, Contamination,	
Recommendation:	Desirable	
Justification:		
<p>The site is proposed for residential use, no numbers are outlined but they will clearly be low. The site is desirable for development.</p> <p>This is a cleared area located within a built-up area just outside the City Centre Boundary. The date the site was cleared is unknown. There are a range of community facilities and employment opportunities in close proximity. The site is accessible by public transport.</p> <p>The site does have a number of constraints. There is a category B listed building to the west, and a Category C listed building to the north. There is also potentially contamination onsite. Due to the proximity of the road there may be potential conflict with noise and air quality. If these issues can be addressed however then a residential use would be appropriate on this brownfield site.</p>		

Criteria	Score	Justification
Exposure	3	The site is sheltered as it is part of the existing urban areas.
Aspect	3	Flat site in a built-up area; overlooks Frederick Street.
Slope	3	Flat brownfield site in a built-up area

Flood risk	3	The SEPA flood maps show flood risk on site. There is one flooding incident recorded approx. 75 from the site. This was due to blocked pipe work. A culverted drain crossed the site east to west at the southern edge.
Drainage	3	The site appears well drained.
Built / Cultural Elements	2	The site abuts the Category B listed building (60 Fredrick Street) and sits opposite the Category C listed Fredrick Street School (former). There are sites and monuments records close to the site, including tram rosette, stone cups, Knight Templar Hospice (demolished) and post medieval level. There is a garage on site. Any development will need to have regard to the listed buildings in close proximity.
Natural Conservation	3	There are no environmental designations on site. Swift, Merlin and Bats have been recorded within 100 metres of the site.
Landscape Features	2	There are a number of small trees around the edge of the site.
Landscape Fit	3	Residential development is proximity, as well as other appropriate uses. The site is built -up area, mixed-uses in proximity. Beach Boulevard leads to beachfront to the east.
Relationship to existing settlement	3	The site will relate well to the existing settlement and is part of the urban fabric.
Land Use Mix / Balance / Service Thresholds	3	The development will provide additional residential accommodation in a central location. City Centre residential development is in line with local and national planning strategies.
Accessibility	3	Accessed by Frederick Street by vehicle. Pavements and pedestrian crossings in proximity. No dedicated cycle space. Busy bus route on King Street to the west (services 1, 1A, 2, 60, 61, 62, 62A, 63, 67, 68, 290, 291, X40, X60, X62, X67, X68), Car club vehicle are located in Fredrick Street Car Park.

Proximity to facilities - shopping / health / recreation.	3	The site is located just outside of the City Centre boundary, there are a range of uses in the area.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path across the roundabout (Core Path 100 Aberdeen Beach to City Centre)
Proximity of employment opportunities.	3	The city centre is located within walking distance. There are a range of employment opportunities.
Contamination	1	Approximately half the site could be contaminated due to the joinery use next to the site.
Land Use Conflict	2	There may be potential conflict with noise and air quality as the site sites next to a busy transport route.
Physical Infrastructural Capacity	3	Due to the urban nature of the site, it is expected utilities/connections will be available.
Physical Infrastructure Future	3	Due to the urban nature of the site, it is expected connections will be available.
Service Infrastructure Capacity	2	The site is zoned to Hanover Street Primary School which will be at capacity by 2021. Harlaw Academy will be over capacity by 2019. However, this is a very small site which would generate a limited amount of houses.
Other Constraints	3	There are no known other constraints.

B0803 – Resources Centre City Hospital

SITE NUMBER: B08/03		NAME of SITE: Resources Centre City Hospital
Nature of the proposal:	Employment and Retail (0.16ha)	
Checklist Score:	63	
Constraints:		
Recommendation:	Desirable	
Justification:		
<p>The site has scored well in all of the criteria. It is accessible, and its development would have little impact on natural conservation and the existing built/cultural elements surrounding the site. It is in current use for health facilities. The proposal to reuse brownfield land in this location is desirable. Employment and retail use would not conflict with the existing community uses in the area and would in effect create a small neighbourhood centre that would serve the wider Pittodrie area. It would also help to support the existing uses of the surgery and pharmacy. The limited nature of what is proposed is unlikely to have a significant impact on other retail centres or the city centre.</p>		

Criteria	Score	Justification
Exposure	3	The site is flat with semi-mature trees around the site providing reasonable shelter from northerly winds.
Aspect	3	Flat site facing west.
Slope	3	This is a flat site.
Flood risk	3	There are no known risks of manmade or natural flooding on the site.

Drainage	3	The site is freely drained.
Built / Cultural Elements	3	There is one building on site with no significant architectural merit. There are several C-listed buildings outwith the site boundary to the north.
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area consisting of hedges to the front and a few semi-mature trees to the back which should be retained if redevelopment is to go ahead.
Landscape Fit	3	The site is located within an existing community site and facilities and is surrounded by residential development. Employment and retail on the site should not have any significant impact on the wider area. It would create a neighbourhood centre to serve the Pittodrie area.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area. Employment and retail use is not expected to intrude with the surrounding landscape. It would fit well with the present community facilities.
Land Use Mix / Balance / Service Thresholds	3	Employment and retail use is being proposed in an area with existing community facilities and wider residential properties. It would contribute significantly towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops 75m away on Roslin Street.
Proximity to facilities - shopping / health / recreation.	3	Site is next to a Medical Practice and a Pharmacy. The Beach Boulevard Retail Park, Beach Ballroom, Beach Leisure Centre and Link Ice Arena are roughly within 550m of the site. Hanover Street Primary School is within 500m of the site. Proposed use includes retail which would also provide a shopping facility.
Direct footpath / cycle connection to community	3	There are footpaths around the site. There is a shared surface on Park Road and Urquhart Road. Core Path 20 (University to Beach via Linksfield and Broad Hall) is 310m east on Links Road.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	The closest employment areas would be at Beach Boulevard Retail Park, Beach Ballroom and Beach Leisure Centre which are 500m from the site. Aberdeen City Centre has numerous employment opportunities and is less than 1km from the site. Proposed use would also offer a source of employment.
Contamination	3	Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.
Land Use Conflict	3	Employment and retail use is proposed in an area with existing community facilities. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	3	Site is in the catchment area of Hanover Primary School and Harlaw Academy. Hanover Street Primary currently has capacity. Forecasts show it will continue to have capacity even upto 2025 (84%). Harlaw Academy is currently overcapacity (102%) and is expected to remain overcapacity. Forecasts show that in 2025 it will be running at 129% capacity. However, for a development of this type, education capacity would not be applicable.
Other Constraints	3	None anticipated.

B0804 – Urquhart Building City Hospital

SITE NUMBER: B08/04		NAME of SITE: Urquhart Building City Hospital
Nature of the proposal:	Residential (0.28ha)	
Checklist Score:	60	
Constraints:	Built/Cultural elements	
Recommendation:	Desirable	
Justification:		
<p>The proposal to reuse brownfield land in this location is desirable. The site is well connected to services and facilities and is part of the urban fabric. Housing is considered to be appropriate at this location given the residential nature of the wider area. Any development would need to take into consideration the C-listed building on site.</p>		

Criteria	Score	Justification
Exposure	3	Site has several mature trees providing some shelter from northerly winds.
Aspect	2	This is a flat site facing east.
Slope	3	This is a flat site.
Flood risk	3	There are no known risks of manmade or natural flooding on the site.
Drainage	3	The site is freely drained.

Built / Cultural Elements	2	<p>Site has a C-listed building comprising two sections: a one storey extension with a render finish (northern part of the site) attached to a traditional granite building (to the south). Preservation and enhancement of the building would be expected.</p> <p>The main City Hospital building (to the west) and 3no other buildings (to the east) outwith the site are also C-listed.</p>
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area and has several mature trees which should be preserved during redevelopment.
Landscape Fit	3	The site is located within an existing community site and facilities area and is surrounded by residential development. Residential development on the site should not have any significant impact on the immediate and wider area.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area. Proposed residential use is not expected to intrude with the surrounding landscape which comprises community facilities in a predominantly residential area.
Land Use Mix / Balance / Service Thresholds	3	Residential use is being proposed in an area with existing community facilities and residential properties in the wider area. It would make some contribution towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops 116m away on Urquhart Road.
Proximity to facilities - shopping / health / recreation.	3	<p>Site is next to a Medical Practice and a Pharmacy. The Beach Boulevard Retail Park is approximately 585m from the site. The Beach Ballroom, Beach Leisure Centre and Link Ice Arena are roughly within 430m of the site.</p> <p>Hanover Street Primary School is 550m from the site.</p>
Direct footpath / cycle connection to community	3	There are footpaths around the site. There is a shared surface on Park Road and Urquhart Road. Core Path 20 (University to Beach via Linksfield and Broad Hall) is 230m east on Links Road.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	The closest employment areas would be at Beach Boulevard Retail Park (585m) and the Beach Ballroom and Beach Leisure Centre which are 430m from the site. Aberdeen City Centre has numerous employment opportunities and is around 1km from the site.
Contamination	3	Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.
Land Use Conflict	3	Residential use is proposed in an area with existing community facilities and residential properties in the wider area. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Hanover Primary School and Harlaw Academy. Hanover Street Primary currently has capacity. Forecasts show it will continue to have capacity even up to 2025 (84%). Harlaw Academy is currently overcapacity (102%) and is expected to remain overcapacity. Forecasts show that in 2025 it will be running at 129% capacity.
Other Constraints	3	None anticipated.

B0805 – North Harbour

SITE NUMBER: B08/05		NAME of SITE: North Harbour
Nature of the proposal:	Creation of an Opportunity Site for harbour-related function and complementary uses	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	52	
Constraints:	Environmental (SAC designation, Protected Species, Air Quality, Major hazard site in proximity)	
Recommendation:	Undesirable	
Justification:		
<p>Bid B08/05 seeks to zone the North Harbour area as an ‘Opportunity Site’ to allow the consideration of potential opportunities for complementary uses in the area at a future date. This is to coincide with the expansion at South Harbour and tie in with other (separate) bids for that area being considered. The area at North Harbour is presently zoned as Policy B5 (Aberdeen Harbour) on the Proposals Map. Policy B5 in the Plan generally supports infrastructure and ancillary uses that support the core function of the Harbour; including offices, warehousing and storage, and distribution and parking.</p> <p>Complementary uses would therefore already be supported, in principle, under the current policy guidance. Specific ‘complementary’ uses have not been provided within the bid. The B5 zoning of the area acknowledges this area’s unique context from other ‘commercial’ or ‘industrial’ areas within the City and allows for the due consideration of any proposals under this policy.</p> <p>Identifying the area as an Opportunity Site in order to achieve flexibility on other uses that would be permitted in the area would not be appropriate, particularly when considering the North Harbour area as a whole and not a specific site(s) within it. If an alternative use other than those listed in Policy B5 were proposed, it would be assessed via the Development Management process under its own merits.</p>		

Criteria	Score	Justification
Exposure	2	Area is generally sheltered to the north and west in the built-up area of the City Centre. To the east and south the area is open to the harbour itself and the Market Street; a north-south thoroughfare toward Torry.
Aspect	2	The area is generally flat, the main aspect is east toward the activities of the harbour.
Slope	3	Generally flat.
Flood risk	2	SEPA flood maps indicate there is coastal and river flood risk in the area (high-risk). Medium-risk surface water flood risk.
Drainage	2	Market Street is known to have surface water drainage issues. Moderate productivity aquifer.
Built / Cultural Elements	3	In this part of the City Centre, there are some older industrial and tenement buildings along Market Street, related to the historic function of the harbour. There are a number of shops and food & drink use in this area as well as the Union Square shopping centre.
Natural Conservation	1	The River Dee runs east-west on the south side of the City Centre. This is a Special Area of Conservation (SAC). Market Street is also one of the Council's Air Quality Management Areas (AQMAs). NESBReC records show that Protected Species may be an issue as well as locally important species.
Landscape Features	2	The River Dee and harbour area are two of the key landscape features in this area.
Landscape Fit	3	The harbour area sits at sea-level and thus not elevated. It is within a built-up area comprising historic and modern uses.
Relationship to existing settlement	3	Located close to the City Centre's main thoroughfare, Union Street. Public transport links most abundant at Union Square with the location of the bus and train stations that serve the city, shire and rest of Scotland.

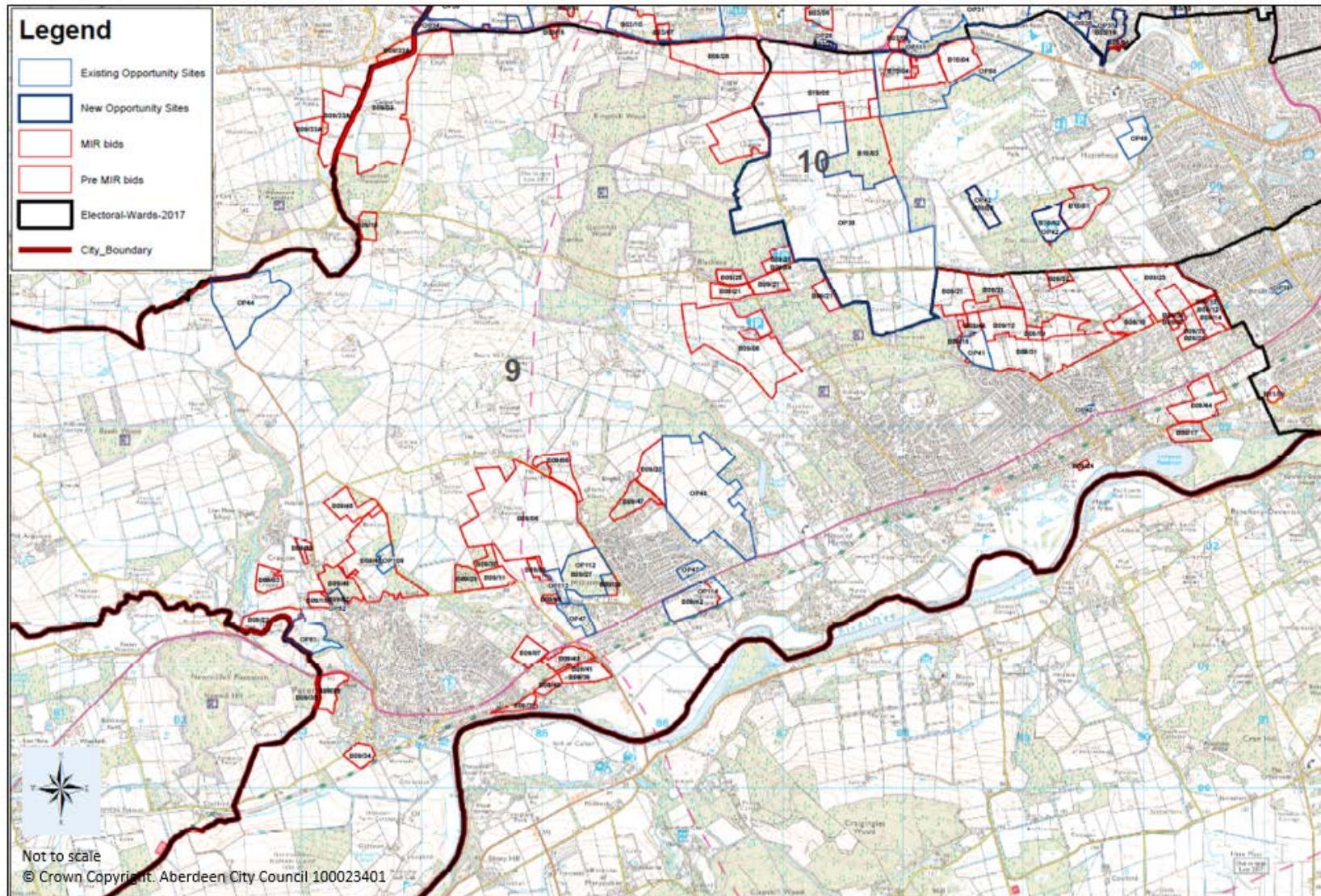
Land Use Mix / Balance / Service Thresholds	3	Specific uses have not been proposed in the bid statement. They have been described as ancillary to the existing function of the harbour; possibly Use Classes 4, 5, 6. The area at present is generally mixed, with residential, business and industrial, retail, and food and drink all found nearby.
Accessibility	3	Core Path 98 runs from Market Street to North Esplanade (CP70) and Torry (CP78). Although well-connected with footpaths on one side, Market Street is not generally appealing as a pedestrian route as it is a main transport route and part of the AQMA. Union Square hosts the bus and train stations, and Union Street is located to the north for a number of bus routes.
Proximity to facilities - shopping / health / recreation.	3	There are a number of facilities in the City Centre, accessible from the bid site area.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	As above, the area is generally accessible by most modes of travel. Market Street may lack appeal in terms of walking and cycling (pollution and safety). Recreational opportunities are limited in this area; there are connections to the beach, and some green space at Union Terrace Gardens.
Proximity of employment opportunities.	3	The harbour area presents some employment opportunities - the City Centre as a whole is a regional centre that also offers employment opportunities.
Contamination	2	The exact bid area may include some potentially contaminated sites relating to the harbour industries.
Land Use Conflict	2	Specific uses have not been proposed in the bid statement. They have been described as ancillary to the existing function of the harbour; possibly Use Classes 4, 5, 6. This is consistent with the existing uses.
Physical Infrastructural Capacity	3	Specific uses have not been proposed in the bid statement. It is likely there will be infrastructure capacity with the presence of similar existing uses.

Physical Infrastructure Future	3	Specific uses have not been proposed in the bid statement. Intensification of uses may have traffic impacts on the road network and/or parking. It is uncertain whether future development could integrate alternative/ renewable energies.
Service Infrastructure Capacity	3	Specific uses have not been proposed in the bid statement. It is unlikely that the proposals will result in increased demand for education or healthcare in this area.
Other Constraints	2	Major hazard site located within the harbour (BP Oil UK)

Ward 9 – Deeside

- B0901 – Culter House Road Phase 1
- B0902 – OP52 Malcolm Road
- B0903 – West Craigton Farm
- B0904 – Land adjacent to Countesswells Wood
- B0905 – Culter House Road
- B0906 - Contlaw
- B0907 – Albyn Playing Fields
- B0908 – Countesswells
- B0909 – Pineacres Contlaw Road
- B0910 – Friarsfield North
- B0911 – Land at Culter House Road
- B0912 – Craigton Road South (1)
- B0913 – Craigton Road South (2)
- B0914 – Craigton Road South (3)
- B0915 – Land at Sunnyside
- B0916 - Craigton
- B0917 – Land East of Inchgarth Mews
- B0918 – Land at Mill of Brotherfield
- B0919 – Land at Craigton Road
- B0920 – Binghill Farm
- B0921 – Countesswells Expansion
- B0922 – Land at West Craigton
- B0923 – Hillhead of Pitfodels
- B0924 – Loirsbank
- B0925 – Highview Pancakes
- B0926 - Huxterstone
- B0927 – Contlaw Road
- B0928 – Land West of Malcolm Road
- B0929 – Guttrie Hill West
- B0930 – Guttie Hill East
- B0931 – Friarsfield Woodley
- B0932 – Hillhead of Countesswells
- B0933 – Damhead/Cadgerford
- B0934 – Kennerty Farm
- B0935 – Newmill Farm
- B0936 – Treepark 1
- B0937 – Treepark 2
- B0938 – Lover’s Walk
- B0939 – Peterculter East 1
- B0940 – Peterculter East 2
- B0941 – Peterculter East 3
- B0942 – Milltimber South
- B0943 – Milltimber Farm
- B0944 – Inchgarth Road
- B0945 – Shepherds Retreat
- B0946 – Malcolm Road, Peterculter
- B0947 – Binghill House
- B0948 – Tillyoch
- B0949 – Friarsfield Sunnyside

WARD 9 MAP



B0901 - Culter House Road Phase 2

SITE NUMBER: 09/01		NAME of SITE: Culter House Road Phase 2
Nature of the proposal:	Residential (8 units)	
Checklist Score:	45	
Constraints:	Ancient Woodland, Green Space Network, Landscape	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for a small scale housing development of up to 8 units. The site is undesirable for development. The site is all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it. The site is also located within the River Dee Catchment Area. Development would impact on landscape features and would intrude on landscape. The Dee Valley is one of Aberdeen's distinctive and defining features, characterized by a settlement pattern of a series of historic settlements, separated by clear areas of pasture and woodland. Development on site would erode this pattern. When viewed from the Aberdeen Western Peripheral Route, on the south side of the Dee Valley, this site will intrude on the landscape. The site would be car dependent as there are no public transport options within 800 meters, nor are there Core Paths. Active travel options are limited to the existing rural road network. The site is remote from existing community facilities.</p>		

Criteria	Score	Justification
Exposure	2	The site is sheltered by tree belts and to some degree by topography surrounding the Aberdeen Western Peripheral Route junction
Aspect	3	Generally south-east facing, though relatively flat.
Slope	3	The site is clear felled and flat.

Flood risk	3	SEPA flood maps indicate there is no flood risk. A small burn runs north to south at the west of the site, which may be vulnerable to flooding in future.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	There are no built or cultural elements on site.
Natural Conservation	1	<p>The site is all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it.</p> <p>The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show bat survey may be required.</p>
Landscape Features	3	There are no landscape features on site.
Landscape Fit	1	<p>The site is located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR.</p> <p>This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.</p>
Relationship to existing settlement	2	The site is detached from Milltimber/ Peterculter settlements. It is accessed via Culter House Road. Existing allocated sites OP113: Culter House Road (8 houses) and OP46: Culter House Road (5 houses) are located to the west.
Land Use Mix / Balance / Service Thresholds	1	The site would not add to land use mix. It is a small scale residential development, close to a residential area.

Accessibility	1	Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow. Approx 800 metres to nearest bus stop (Milltimber Brae on A93, bus service no's 201, 202, 203, 19).
Proximity to facilities - shopping / health / recreation.	1	800 metres to settlement of Milltimber; approx. 2 kilometres to Peterculter (identified as a district centre in the LDP, with local shops, school and sports centre).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Lack of pedestrian footpaths from A93 North Deeside Rd, and Culter House Road is narrow. There are no Core Paths. Aspiration path 4 is proposed to run alongside the site. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line
Proximity of employment opportunities.	1	There are no significant employment opportunities close to the site.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	2	The Aberdeen Western Peripheral Route is to the west. There are noise attenuation barriers in place for existing housing.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections
Physical Infrastructure Future	3	The proposed indicates high speed broadband is available. Appropriate low and zero carbon technologies will be used.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Cults Academy which is forecast to be over capacity by 2021.
Other Constraints	3	There are no other constraints.

B0902 – Site OP52 Malcolm Road

SITE NUMBER: 09/02		NAME of SITE: Site OP52 Malcolm Road	
Nature of the proposal:	Residential (8 units)		
Checklist Score:	50		
Constraints:	Trees		
Recommendation:	Desirable (allocated site)		
<p>Justification:</p> <p>The proposal is for 8 houses. The site is currently allocated as OP52: Malcolm Road, Peterculter in the Aberdeen Local Development Plan 2017. The site is allocated for 8 houses. The Aberdeen Local Development Plan 2017 states, Scots Pine on the western boundary is to be retained. Site (or part of) may be at risk of flooding. Developers may be required to provide a Flood Risk Assessment (FRA) in support of any development proposal for this site.</p> <p>Circumstances have not changed since the adoption of the current plan and it is considered that the site should continue to be allocated for 8 homes.</p>			

Criteria	Score	Justification
Exposure	3	The site is protected by topography and tree belts.
Aspect	3	The site is south-west facing.
Slope	1	The site slope is 1 in 7.
Flood risk	3	There are no flood risks identified in the SEPA flood map.

Drainage	3	There are no known drainage incidents on site.
Built / Cultural Elements	3	There will be no loss of disturbance to built/cultural elements.
Natural Conservation	1	The site is located within the Green Space Network . The site is designated Ancient Woodland (this has been felled), and TPO 253 covers the north and west edge of the site. NESBReC records show red squirrel potential, and a bat survey may be required.
Landscape Features	2	The designation of site OP52 states the trees on the eastern boundary have to be retained, these are covered in TPO designation, as are the trees on the north of the site.
Landscape Fit	2	The development will be screened to some degree by the mature tree belt along Malcolm Road. Due to the height difference between Malcolm Road and the site there may be some visibility.
Relationship to existing settlement	3	The site forms the northern most point of the main Peterculter settlement.
Land Use Mix / Balance / Service Thresholds	2	The development will not add to the land use mix. The site was allocated to support existing services in Peterculter.
Accessibility	3	Main access to site is via Malcolm Rd, stemming from A93 N Deeside Rd. There is a pavement on one side of the road. The nearest bus stop is on Malcolm Rd opposite Johnston Gardens, around 300m south.
Proximity to facilities - shopping / health / recreation.	1	The site is approx. one mile from Cults School. There are few shops in the locality, mainly Peterculter district centre (2.5km). Peterculter Medical Centre is also 2km east.
Direct footpath / cycle connection to community	2	Core Path 52 is to the immediate south of the site. There is an unnamed path which links to north and east.

and recreation facilities and resources.		
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site. There may be some local jobs with businesses or medical/dental practice.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	3	There is no known land use conflict. The site is designated as residential and the surrounding area is zoned residential.
Physical Infrastructural Capacity	3	The proposer has indicated there is capacity and connection to utilities.
Physical Infrastructure Future	3	The proposer has indicated there is access to high speed broadband. The development will be designed to accord with relevant low and zero carbon standards.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021. The small scale nature of this development will have a limited impact.
Other Constraints	3	There are no other known constraints.

B0903 – West Craigton Farm

SITE NUMBER: 09/03		NAME of SITE: West Craigton Farm, Peterculter
Nature of the proposal:	Residential Development (150 no. units) Potential to create larger masterplan	
Checklist Score:	45	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The development would be residential in nature. The proposer has indicated that a mixed-use development could be created if additional land is allocated surrounding the site, and a masterplan approach taken. The site is considered to be undesirable for development. The site is within the Green Belt and Green Space Network and is located adjacent to the River Dee Culter Burn SAC, and the Culter Burn LNCS which, without mitigation measures, may result in some loss or disturbance to wildlife habitat and species. Development on this site would also (without mitigation measures) impact on the landscape. Any development would be unrelated to the main settlement of Peterculter and is likely to be car dependent.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided due to topography and pockets of tree cover.
Aspect	3	The site is south-west facing.
Slope	2	The gradient is fairly gently sloping south-west, with small areas of undulation at the south western edge. The gradient is 1:30. Contours suggest the site is all at 45 – 50 m sloping to the south west.
Flood risk	2	The Culter Burns runs to the west of the site; however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn forms the east and part of the south edge of

		the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	2	There are some small pockets of poor drainage evident.
Built / Cultural Elements	3	There is no expected loss or disturbance of built or cultural elements.
Natural Conservation	2	Some loss or disturbance of wildlife habitat or species expected. The site falls within the River Dee catchment area. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site. Green Space Network covers the site, with the exception of two small areas.
Landscape Features	2	All the trees to the west of the site are covered by TPO. There is a liner group of trees running down the middle of the site. There is some potential loss or disturbance to these features. The Culter Burn is classed as prime landscape.
Landscape Fit	2	The site was not be visible from the immediate surrounds due to existing tree cover, glimpses of the site would be possible from Malcolm Road. The site would be visible from the A93. Development will slightly intrude into the surrounding landscape.
Relationship to existing settlement	1	Development would be isolated from the settlement of Peterculter to the south-east, and unrelated to any settlement in the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach. Currently land use in this area is predominantly residential (Peterculter) or Green Belt.
Accessibility	2	Direct access to rail or bus network is available between 400-800 metres away on Malcolm Road (First Bus Route 19).

Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Core Path 52 is noted to the south of the site and Shoddy / Waulkmill Road - Leuchar Burn Path is noted to the west
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site. The proposer indicates, if the site was taken forward as a wider masterplanned area, employment uses would be included on the site. This would not be considered significant in scale.
Contamination	3	There is no known contamination on the site.
Land Use Conflict	3	There is no expected conflict with adjacent land uses.
Physical Infrastructural Capacity	3	The proposed indicates there are utility connections on site.
Physical Infrastructure Future	3	The proposer indicates high speed broadband will be part of the development; will be built on fabric first principles with low and zero carbon technologies appropriate at the time of development.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however Cults Academy will be over capacity by 2021.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

B0904 – Land adjacent to Countesswells Wood

SITE NUMBER: 09/04		NAME of SITE: Land adjacent to Countesswells Wood
Nature of the proposal:	Residential (major; 50 units)	
Checklist Score:	46	
Constraints:	Green Space Network, Green Belt, proximity and accessibility to local services and facilities.	
Recommendation:	Undesirable	
Justification:		
<p>This site is considered to be undesirable for development. Whilst the site is well sheltered, relatively flat and with a favourable aspect, its accessibility to facilities including shopping, health, recreation and education facilities is poor both in terms of proximity and connectivity, particularly in respect of sustainable means of transport such as walking, cycling and public transport links.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise (in this case Countesswells). Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	3	Woodland (Countesswells Wood) to the north and west of the site boundary. Row of trees along south boundary on opposite side of the road.

Aspect	3	Slope from hill falls south east. Site opens to front the road to the east.
Slope	3	South-east slope approx. 155m-145m across site from NE to SW.
Flood risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely drained.
Built / Cultural Elements	3	No known archaeological sites or listed buildings on the site. Countesswells House (a Category B listed building) is located c.170m to the south.
Natural Conservation	1	The site lies within the River Dee Catchment Area. Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west of the site. The whole site is Green Space Network. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a species on the UK BAP list of Priority Species, can be found within and just outwith the site boundary. Red Kite (<i>Milvus milvus</i> , EC Birds Directive – Annex 1) have been spotted to the south-east of the site.
Landscape Features	2	Countesswells Woods to north and west with mature trees and stone walls defining site boundaries.
Landscape Fit	1	Part of site is Lower Deeside Character Area, other part is West Aberdeen Character Area. The site would be disjointed from the main Countesswells opportunity site, and separated by a road.
Relationship to existing settlement	2	The site would form part of a larger new settlement for Countesswells, currently under construction. The allocated Opportunity Site OP58: Countesswells is for a mixed use sustainable community. Site is located between Kingswells and Cults. Although adjacent to the Countesswells development site, there would be some severance due to the road between the two areas.
Land Use Mix / Balance / Service Thresholds	2	The residential proposal would not contribute to better land use or mix.
Accessibility	1	Road access. No pavements, no cycle lane.

		Closest bus stop is 0.6km to the north, within the Countesswells development (Deer Park Grove, service no.44). Countesswells may provide further sustainable transport options in the longer term.
Proximity to facilities - shopping / health / recreation.	1	Site is located between Kingswells and Cults. Kingswells Medical Practice is 3.3km north / Cults Medical Centre is 2.6km south. Cults neighbourhood centre is 2.8km south east (A93 North Deeside Road). Bieldside neighbourhood centre is located 2.2km to the south. Cults School/ Academy is 2km to the south. Countesswells development may provide a number of facilities in the long term.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Countesswells Woods is a Forestry Commission site with forest walks. No pavement or cycle paths on surrounding road. Core Path 50 is to the north of the site.
Proximity of employment opportunities.	1	The site is presently remote from employment opportunities.
Contamination	3	There is no known contamination on site.
Land Use Conflict	2	Major development under construction at Countesswells. Forestry land adjacent to the site.
Physical Infrastructural Capacity	3	The proposer indicates utilities are available.
Physical Infrastructure Future	3	The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
Service Infrastructure Capacity	1	The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.

		The north of the site is allocated to Countwesswell, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021
Other Constraints	3	No other known constraints.

B0905 – Site at East Lodge, Culter House Road

SITE NUMBER: 09/05		NAME of SITE: Site at East Lodge, Culter House Road	
Nature of the proposal:	Residential (up to 5 units)		
Checklist Score:	43		
Constraints:	Ancient Woodland, Green Space Network, Landscape		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is proposed for a small scale housing development of up to 5 units. The site is undesirable for development.</p> <p>The site is tree-covered ancient woodland that sits within the Green Space Network and Green Belt. The site is also located within the River Dee Catchment Area. Development would impact on landscape features and would intrude on landscape. The Dee Valley is one of Aberdeen’s distinctive and defining features, characterized by a settlement pattern of a series of historic settlements, separated by clear areas of pasture and woodland. Development on site would erode this pattern. When viewed from the Aberdeen Western Peripheral Route, on the south side of the Dee Valley, this site will intrude on in the landscape.</p> <p>The site would be car dependent as there are no public transport options within 800 metres, nor are there Core Paths. Active travel options are limited to the existing rural road network. The site is remote from existing community facilities.</p>			

Criteria	Score	Justification
Exposure	3	The site is sheltered due to tree cover to the north. The site also tree covered.
Aspect	3	The site is south facing.

Slope	1	The site slope is more than 1 in 12
Flood risk	3	The SEPA maps show no flooding on site. A small burn runs north/south to the west of the site.
Drainage	3	A small burn runs north/south to the west of the site. The site appears to be freely drained.
Built / Cultural Elements	3	Some vernacular properties nearby. There will be no loss to built or cultural element.
Natural Conservation	1	The site is all ancient woodland. The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show that bat survey may be required.
Landscape Features	1	There is a low stone dyke along the southern boundary. The site comprises trees which link to a larger treed area. Development would lead to the loss and disturbance of these landscape features.
Landscape Fit	2	The site is located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR. This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.
Relationship to existing settlement	2	The site is detached from Milltimber/ Peterculter settlements. It is accessed via Culter House Road. OP113: Culter House Road (8 houses) and OP46: Culter House Road (5 houses) are located to the west.
Land Use Mix / Balance / Service Thresholds	1	The proposed use would not add to land use mix.

Accessibility	1	Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow. Approx 800 metres to nearest bus stop (Milltimber Brae on A93, no's 201, 202, 203, 19).
Proximity to facilities - shopping / health / recreation.	1	800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Lack of pedestrian footpaths from A93 North Deeside Rd, and Culter House Road is narrow. There are no Core Paths. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line.
Proximity of employment opportunities.	1	There are no significant employment opportunities close to the site.
Contamination	3	There is no known contamination on site.
Land Use Conflict	2	The Aberdeen Western Peripheral Route is to the west. There are noise attenuation barriers in place.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections.
Physical Infrastructure Future	3	The proposed indicates high speed broadband is available. Appropriate low and zero carbon technologies will be used.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Culter Academy which is forecast to be over capacity by 2021.
Other Constraints	3	There are no other known constraints.

B0906 – Contlaw, Milltimber

SITE NUMBER: B09/06		NAME of SITE: Contlaw, Milltimber
Nature of the proposal:	Mixed use proposal comprising 800 residential units and 3ha of retail, leisure, health, community uses, a primary school, and 2 ha of employment use	
Checklist Score:	42	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>This is a large mixed use development, proposed to be completed over four phases. The site extends from the north of Milltimber and abuts OP112: West of Contlaw Road (allocated for 10 houses) and OP113: Cutler House Road (allocated for 8 houses). The Aberdeen Western Peripheral Route passes through the site. The majority of development has been proposed on the land between the Aberdeen Western Peripheral Route and Milltimber. Phase one, which abuts OP112 and OP113, comprises a mixed use neighbourhood centre which will have a range of facilities including a primary school and supermarket, 2ha of employment, 2 ha devoted to a transport interchange and housing built at a density of 25-36 dwelling per hectare. Phases 2, 3 and 4 comprise housing. Transport infrastructure and planting are proposed.</p> <p>The whole of the Deeside area is within the catchment of the River Dee. Careful consideration of the cumulative effects on the River Dee and abstraction levels must be kept in mind when assessing the proposals within the catchment area. In terms of the existing settlement, although abutting OP112 and OP113, the site does not feel well related to Milltimber, and the majority of development would spread further up towards Beans Hill. The settlements along Deeside are contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber. Within the school catchment of Cults Academy there would be insufficient capacity to accommodate pupils from this development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development</p>		

sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of a site of this scale is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	There are areas of woodland beyond the site boundary to the south which may provide protection. Within the site there are tree belts which may offer protection. The tree planting mitigation for the Aberdeen Western Peripheral Route once mature will offer further protection.
Aspect	3	The site is generally south east facing.
Slope	2	The site is generally sloping although there are undulations. The majority of the site has a gradient gentler than 1:12.
Flood risk	2	SEPA flood map identifies linear areas to the east of the site, and along Contlaw Road are at risk from surface water flooding. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	3	Site is on a south-facing slope and the majority of site appears to drain well.
Built / Cultural Elements	2	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead and Hillhead of Milltimber Farmstead are also on the site. This indicates that it may be of archaeological interest, but it is not considered to be a significant constraint
Natural Conservation	1	The east of the site is designated Green Space Network . There is some identified priority

		<p>habitats associated with existing areas of woodland. (<i>Pinus Sylvestris</i> and <i>Picea Sitchensis</i>). Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is Special Area of Conservation.</p> <p>NESBReC data show bat survey may be required, with records of Designated Species in the area, such as Red Squirrel, Dunnock, Song Thrush, Yellowhammer, and Starling.</p>
Landscape Features	2	There are linear groups and clumps of woodland on site, and stone dykes are present.
Landscape Fit	1	<p>Development would have a significant impact on the landscape. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side. Coalescence with Peterculter has been a reason in the past that development has been resisted on this site.</p> <p>The Aberdeen Western Peripheral Route passes through the middle of the site. This sits in a cutting below the site. Trees planting has taken place to mitigate the Aberdeen Western Peripheral Route; this has to mature. The site would impact on the green wedge between the Milltimber and Peterculter; this would be significantly reduced. The majority of development along Deeside is contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber</p>
Relationship to existing settlement	2	Development would abut site OP112 (allocated for 10 houses) and OP113 (allocated for 8 houses). The site would be a significant change in terms of density from OP112 and OP113. The development would extend further north than the existing settlement of Milltimber.
Land Use Mix / Balance / Service Thresholds	3	The proposal would add a mix of uses to the mainly residential area. This would help to contribute to a better mix or balance of land uses.
Accessibility	1	The closest bus stop is on North Deeside Road. This is more than 800m from the site.

Proximity to facilities - shopping / health / recreation.	2	This development is further than 800m from facilities. Nearest local shopping facilities are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m. The proposer does indicate there will be a mix of uses developed in phase 1 of the site which will include community uses and a primary school.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are limited path and cycle network. Core Path 51 runs to the north-west of the site, and aspirational path 4 runs to the south. These do connect to recreation facilities, but there is no direct link to community or employment facilities.
Proximity of employment opportunities.	1	There are no significant employment sites within 1.6k of the site. The proposer has indicated the development would provide commercial land that would improve the mix of uses in the area.
Contamination	3	There are no known contamination or waste tipping issues present on site.
Land Use Conflict	2	There may be land use conflict present due to the Aberdeen Western Peripheral Route and the mostly residential nature of the proposal.
Physical Infrastructural Capacity	2	The proposer has indicated utilities are available within the immediate vicinity. Impact on infrastructure capacity for a development of this size is likely to be significant and will require to be assessed.
Physical Infrastructure Future	3	The proposer has indicated broadband is available within the immediate vicinity.
Service Infrastructure Capacity	1	The site is zoned for both Milltimber and Culter Primary Schools, and Cults Academy. Culter Primary School is currently under capacity. Milltimber will be over capacity by 2020. Cults Academy is forecast to be over capacity by 2021. The proposer indicated a primary school could be built on site.
Other Constraints	3	No known other constraints.

B0907 - Albyn Playing Fields

SITE NUMBER: 09/07		NAME of SITE: Albyn Playing Fields
Nature of the proposal:	Residential (major; 100 units)	
Checklist Score:	48	
Constraints:	Green Space Network, Green Belt, loss of sports facilities/ open space.	
Recommendation:	Undesirable	
Justification:		
<p>This development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that approx. 100 residential units could be provided. The site is considered to be undesirable for development. The proposed 100 houses would have a significant impact on landscape and would potentially damage the character of the area. The site is not related to the existing settlements of Peterculter or Milltimber. The loss of playing fields is a major issue as is the potential coalescence of Peterculter and Milltimber.</p>		

Criteria	Score	Justification
Exposure	3	Trees to south of site for screening along A93 North Deeside Road. Tree belts on north, east and western boundaries.
Aspect	3	Contour lines show slope southward; 55m-45m
Slope	3	Relatively flat site; used for playing fields. Contour lines show slope southward; 55m-45m
Flood risk	2	Some risk of surface water flooding.

Drainage	2	Slight risk of surface water flooding suggest that some small pockets of poor drainage exist within the site.
Built / Cultural Elements	3	Some large Deeside properties located to the north; Culter Lodge, Charnwood House etc. No known archaeological sites or listed buildings on the site. Culter House (a Category A listed building) is location c.500m to the north.
Natural Conservation	1	Site located in Green Belt and Green Space Network . Contributes to green space between two Deeside settlements; Peterculter and Milltimber. Site associated with bat habitat and/ or activity (sightings and wooded features). A significant number of designated species have been sighted within and just outwith the site boundary.
Landscape Features	2	Some potential loss or disturbance of mature trees defining site boundaries.
Landscape Fit	2	Visible from the A93, roadside frontage. Some residential properties on the north side of the site. Currently playing/sports fields. Half the site is located within the 'Lower Deeside' character area, and the other is located within 'Valley' character area (prime landscape)
Relationship to existing settlement	2	Fronts onto the N Deeside Rd, proposals represent settlement expansion between Peterculter and Milltimber. Risk of coalescence. Slightly east of the main settlement area.
Land Use Mix / Balance / Service Thresholds	2	Housing only proposed. Mostly housing in the local area with some commercial/ agriculture use along A93 North Deeside Road. The development may provide the basis for attracting and supporting services and facilities.
Accessibility	3	Closest Cycle & Core Path is Old Deeside Line to the south (within 400m), A93 connecting Deeside to Aberdeen City. Bus routes follow A93 east and west (services 201, 202, 203, 19), all within 400m of the site.

Proximity to facilities - shopping / health / recreation.	1	Over 800m to nearest neighbourhood centre (Peterculter) shops and amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are a significant range of available footpath / cycle path connections to community, recreation and employment facilities. There are also several Core Paths proposed connecting the site with the north, east and west.
Proximity of employment opportunities.	2	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	3	The site is approximately 350m west of the AWPR but no significant conflicts anticipated.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form. No apparent constraint to infrastructure capacity in respect of gas, electric, water or waste.
Physical Infrastructure Future	2	Access to high speed broadband within area. Other services not known.
Service Infrastructure Capacity	2	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	1	The site is categorised as open space (playing fields and tennis courts). Although they are currently private playing fields, mitigating their loss (as required by SPP) would result in the development of replacement playing fields, which in turn could result in the potential consumption of greenfield land. Outdoor recreation is a suitable Green Belt use

B0908 – Countwesswells

SITE NUMBER: 09/08		NAME of SITE: Countesswells	
Nature of the proposal:	Mixed-Use; Residential (500 units) and Business/Retail		
Checklist Score:	39		
Constraints:	Local Nature Conservation Site, Ancient Woodland, Green Space Network, Green Belt, School Capacity		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is proposed for 500 residential units and 75m² of business and office space. The site is undesirable.</p> <p>The site is partly located within the Foggieton Local Nature Conservation Site, the site contains priority habitat, and is located within the Green Space Network and Green Belt. Due to the remote location the site is isolated from community facilities, public transport and active travel options are limited. Therefore, development is likely to be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>			

Criteria	Score	Justification
Exposure	2	The surrounding topography provides good shelter for the majority of the site, however some areas are quite exposed, and in particular open farmland/fields to the south of the site
Aspect	3	The majority of the site is south, south-west facing.
Slope	1	The site has a varying topography and undulating across the site area. There are some steeper areas to the north of the site
Flood risk	2	The SEPA flood maps show surface water flood risk. These are mostly associated along the burns and drain present on site.
Drainage	2	There are small areas within the site which are poorly drained.
Built / Cultural Elements	3	The sites and monuments record shows documentary evidence of Foggieton on site, a building depicted in the OS 1 st edition map. Off site to the north east, the sites and monuments record indicated rig and furrow earthworks, cairn and found artefacts.
Natural Conservation	1	<p>The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water.</p> <p>Priority habitat is on site to the west and there are areas of ancient woodland offsite to the north and east, again these are priority habitat. The sites falls within the River Dee Special Area of Conservation Catchment Area, and is Green Space Network, and Green Belt. NESBReC Data shows that a number of Designated Species have been recorded in proximity of the site and within its boundary.</p>
Landscape Features	2	There are trees, stone dyke field boundaries and hedges on site. Development would result in their loss.

Landscape Fit	1	The site would significantly intrude on the surrounding landscape. It would appear as a sporadic development and isolated from the built up area.
Relationship to existing settlement	1	The site is remote form existing settlements such as Kingswells and Cults. It would be close to OP38: Countesswells. However, it would still be sporadic and isolated.
Land Use Mix / Balance / Service Thresholds	1	The development would contribute towards a better mix or balance of land uses and may provide the impetus for attracting new services and facilities. However, a significant mixed use development is already planned for this area at OP38 Countesswells, which will provide many of the services proposed. Presently, there is a limited mix of uses in the area.
Accessibility	1	There is no direct bus link within 800 metres of the site. There is a bus stop within the existing Countesswells development site (service no.44) around 1.2km north-east, and Kingwells Park & Choose approx. 2 kilometres north. Existing Countesswells development may provide further sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	The site is remote from community facilities. Most are located over 800 metres from the site. Kingswells Medical Practice is approx. 3.7 kilometres north / Cults Medical Centre is approx. 3 kilometres south.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 89 (Hillhead Road) is offsite to the south, and Core Path 55 is to east. There are forest walks in proximity. No pavement or cycle paths on surrounding road
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site. The proposer indicates 75m ² of the site will be for office and business use. This is not a significant amount.
Contamination	3	There is no known contamination in site.
Land Use Conflict	3	There is no known land use conflict

Physical Infrastructural Capacity	3	The proposed indicates there are connections available.
Physical Infrastructure Future	3	The proposed indicates this will be actioned on site.
Service Infrastructure Capacity	1	The site is zoned to Cults Primary School which is overcapacity, and Cults Academy which is forecast to be overcapacity by 2021.
Other Constraints	2	Pylons cross the site east to west, to the north and to the south-east.

B0909 – Pineacres, Contlaw Road

SITE NUMBER: B09/09		NAME of SITE: Pineacres, Contlaw Road
Nature of the proposal:	Residential (12 units)	
Checklist Score:	47	
Constraints:	Green Space Network, Ancient woodland, priority habitat.	
Recommendation:	Undesirable – but see note on zoning.	
Justification:		
<p>The development option is for a residential development in approximately 12 units. The site is east facing and is well drained. The site is situated close to a residential area and is reasonably well connected to the surrounding area, as there are residential dwellings on the east and south sides of the site, and opportunity site OP112: West of Contlaw Road, allocated for 8 units, is to the north.</p> <p>The site is situated in an attractive landscape setting. The ancient woodland and priority habitat will be significantly impacted by the development. The site sits within the Green Space Network and is within the River Dee Special Area of Conservation Catchment Area. It will not offer affordable housing on site and it is remote in terms of accessibility to community facilities as most are beyond 2 kilometres from the site. There is limited accessibility to sustainable transport methods such as walking and cycling routes, however, the site is within 400 meters from a bus stop.</p> <p>It is considered that the proposal for 12 units is undesirable. However, this is an island area of Green Belt that was left isolated as a result of the Reporters' decision to allocate OP112 to the north and west. In this context the Green Belt zoning is unsuitable and it is considered that a residential zoning is more appropriate. The existing area of Green Space Network should remain.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing mature trees on site. The document submitted with the proposal indicate trees will be felled to accommodate development. A tree line to the north of the site will remain.
Aspect	2	The site is east facing.
Slope	2	There is a ridge part way along the site that is very steep and separates the site in two. The top section has a gentle slope.
Flood risk	2	The SEPA flood maps indicate there is a risk of flooding along Contlaw Road, this form a boundary with the site. The Milltimber Burn flows in a culvert at this point.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	There are no built heritage designations on site. The existing single residential dwelling will be demolished to accommodate the proposal.
Natural Conservation	1	The site is within the River Dee SAC catchment area. 1.2 ha of the 1.8 ha site is wooded, and of this 0.8 ha is designated ancient woodland. Tree Preservation Order 250 covers the whole site, and priority habitat is to be found at the western portion of the site. The wooded element of the site is Green Space Network. The site is Green Belt. Bat survey may be required, Red Squirrel also recorded on the site and within proximity (NESBReC data).
Landscape Features	1	The site comprises a significant tree group on Contlaw Road. The trees make worthwhile contribution to the setting of Milltimber.
Landscape Fit	3	The site is abutted by OP112 on the north and west side, and the existing development of Milltimber on the east and south. Due to tree cover retention the site will not intrude into the landscape.

Relationship to existing settlement	3	The development will relate well to the existing development on the east and south and the proposed development in OP112.
Land Use Mix / Balance / Service Thresholds	1	The development of 12 detached houses will not contribute to a better land use mix. The surrounding area is residential.
Accessibility	3	There is a bus stop within 400m from the site, on North Deeside Road. The route has regular bus services with the 19, 119, 201, 202, 203.
Proximity to facilities - shopping / health / recreation.	1	All facilities are over 800m from the site. Culter District Centre – 2629m, Bieldside Neighbourhood Centre – 2993m, Camphill Medical Practice – 2391m, Cults Medical Group – 4038m, Milltimber Primary School – 826m, Cults Academy – 4168m.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a pavement on the east side of Contlaw Road. Core Path 66 is the closest to the site, and aspirational Path 4 is to the north.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer has indicated there are connection to electricity and gas, and capacity for water and waste water.

Physical Infrastructure Future	3	The proposed has indicated there is fiber optic broadband available, and low and zero carbon issues will be addressed through a fabric first approach. The proposer also notes the development will include a heat network/district heating scheme, no information has been provided on this.
Service Infrastructure Capacity	2	The site is allocated to Milltimber Primary School, which is forecast to be over capacity by 2020. Secondary education is allocated to Cults Academy, which is forecast be over capacity by 2021.
Other Constraints	3	There are no other known constraints

B0910 – Friarsfield North

SITE NUMBER: 09/10		NAME of SITE: Friarsfield North
Nature of the proposal:	Residential (280 units)	
Checklist Score:	Craigbank and Corbie: 45	
	Newton: 45	
Constraints:	School Capacity, Landscape	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for a residential development of 280 units. The site is undesirable. The proposed site is categorized into three distinct parts, Craigbank and Corbie and Newton. Newton sits to the east of the other two areas. The site is located in an area of Green Belt which acts as a green backdrop to the existing development at Friarsfield and to Aberdeen as a whole. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. Development will have significant impacts on landscape and would be highly visible from the south. The settlements along Deeside are contained within the 90m contour line and this development would go beyond this. The development is poorly located to public transport and community facilities, and therefore would be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	3	Craigbank and Corbie: The site is sheltered due to tree belts and topography.
	3	Newton: The site is sheltered due to tree belts to the north.
Aspect	3	Craigbank and Corbie: Generally south-facing
	2	Newton: gently east facing
Slope	1	Craigbank and Corbie: The site is steeper than 1 in 12.
	3	Newton: The has a very low gradient of 1 in 20.
Flood risk	3	Craigbank and Corbie: SEPA flood maps indicate there is no flooding on site
	2	Newton: SEPA flood maps indicate there is a small area of flooding on site
Drainage	3	Craigbank and Corbie: The site appears to be freely drained.
	3	Newton: The site appears to be freely drained.
Built / Cultural Elements	3	Craigbank and Corbie: There are no listed buildings on site but two category B listed building are in close proximity offsite, to the east Greenridge and the west, Ellengowan. Offsite to the north and south, there are hits within the sites and monuments record, a boundary stone and stone encircled raised mound.
	2	Newton: A category B listed boundary stone is located off site to the south. The site sites opposite Pitfodels Conservation Area. Development will not have a negative impact on the character and appearance of the conservation area.

Natural Conservation	3	Craigbank and Corbie: The site falls within the River Dee Special Area of Conservation Catchment Zone. There are tree preservation orders abutting the site boundary to the north, TPO 238, TPO 73 and TPO 243. The site is located in the Green Belt . Bat survey may be required for entire Bid area.
	3	Newton: The site falls within the River Dee Special Area of Conservation Catchment Zone. Bat survey may be required for entire Bid area, Red Squirrel recorded in proximity of the site (NESBReC).
Landscape Features	2	Craigbank and Corbie: There is a high stone wall on Craigton Road, and field boundaries within the site. There tree field boundaries also. These features may be lost or disturbed due to development.
	2	Newton: There are stone dykes field boundaries and tree belts. These features may be lost or disturbed due to development.
Landscape Fit	1	Craigbank and Corbie: Development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside, as development would risk breaching the skyline.
	2	Newton: Development would slightly intrude into the surrounding landscape.
Relationship to existing settlement	1	Craigbank and Corbie: The site would sit to the north of OP41: Friarsfield, and south east of OP38: Countesswell. The area is zoned Green Belt which provides a settling to Cults and to the city as a whole.
	1	Newton: The site sits to the north of the existing urban area of Cults. The area is zoned Green Belt which provides a settling to Cults and to the city as a whole.
Land Use Mix / Balance / Service Thresholds	1	Craigbank and Corbie: The development would not contribute to towards a better mix of land use.
	1	Newton: The development would not contribute to towards a better mix of land use.
Accessibility	1	The closest bus stop is over 800 metres from the site at North Deeside Road. (Service no. 19, 119, 201, 202, 203).
	2	Newton: The closest bus stop is over 600 metres from the site at North Deeside Road. (Service no. 19, 119, 201, 202, 203).

Proximity to facilities - shopping / health / recreation.	1	Craigbank and Corbie: There are no facilities within 800m of the site. Cults Medical Centre is approx. 950 metres south. Cults district centre is closest for shopping/ amenities
	1	Newton: There are no facilities within 800m of the site. Cults Medical Centre is approx. 1 kilometre south. Cults district centre is closest for shopping/ amenities
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Craigbank and Corbie: Core Path 63 runs through the site from north to south. Core Path 87 runs along the northern boundary.
	1	Newton: There are no Core Paths linking to the site
Proximity of employment opportunities.	1	Craigbank and Corbie: There are no significant employment opportunities within 1.6 kilometres of the site.
	1	Newton: There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	Craigbank and Corbie: There is no known contamination on site
	3	Newton: There is no known contamination on site
Land Use Conflict	3	Craigbank and Corbie: There is no known land use conflict.
	3	Newton: There is no known land use conflict.
Physical Infrastructural Capacity	3	Craigbank and Corbie: The proposer indicates there is infrastructure capacity.
	3	Newton: The proposer indicates there is infrastructure capacity.
Physical Infrastructure Future	2	Craigbank and Corbie: The proposer indicates there is broadband. Low and zero carbon elements will be incorporated through the detailed design of the housing. There is no district heating/heat network scheme proposed.
	2	Newton: The proposer indicates there is broadband. Low and zero carbon elements will be incorporated through the detailed design of the housing. There is no district heating/heat network scheme proposed.

Service Infrastructure Capacity	1	Craigbank and Corbie: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021.
	2	Newton: The site is zoned to Airyhall Primary School, which is forecast to be over capacity by 2024. The secondary education is zoned to Hazlehead Academy, which is forecast to be over capacity by 2021.
Other Constraints	3	Craigbank and Corbie: There are no other known constraints.
	3	Newton: There are no other known constraints.

B0911 – Land at Culter House Road

SITE NUMBER: 09/11		NAME of SITE: Land at Culter House Road
Nature of the proposal:	Mixed-Use comprising Residential (major; 100 units) and Garden Centre.	
Checklist Score:	46	
Constraints:	Green Space Network, Green Belt, relationship to existing settlements, accessibility and lack of nearby facilities.	
Recommendation:	Undesirable	
Justification:		
<p>This site is considered to be undesirable for development. Development on this site would significantly impact on the surrounding landscape, and any development would not be related to the closest settlement of Peterculter. The site would form an isolated 'island' of development which is detached from the rest of Culter. It is part of an area which serves to maintain the separate identities of Milltimber and Peterculter. This Green Belt function will become even more important with the development of the AWPR. Whilst the site is well sheltered, relatively flat and with a favourable aspect, its relationship with nearby settlements is poor both in terms of proximity and connectivity, particularly in respect of sustainable means of transport such as walking, cycling and public transport links.</p>		

Criteria	Score	Justification
Exposure	3	Site is currently an area of agricultural/ grazing land. Guttrie Wood is located west, and the AWPR is located east. Golf Course to the south. There is some shelter from northerly winds, with the site sitting on the lee side of a hill. There is a sparse tree belt along the northern edge of the site.
Aspect	3	Site is south-east facing.

Slope	2	Approximately 1 in 12 slope; very little undulations.
Flood risk	3	According to the SEPA indicative flood map, the site is not identified as being at risk of flooding. There are no recorded flooding incidents on the site and no small watercourses are present.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	3	No built or cultural elements present on the site. Culter House (a Category A listed building) is located c.400m to the south-east.
Natural Conservation	2	No natural conservation designations cover this site, however, it is located to west of and bordered by Guttrie Hill (Ancient and Semi-Natural Woodland), forming part of the Peterculter Local Nature Conservation Site (no. 54). It is also designated as Green Belt and Green Space Network. The site is identified as an area of potential bat habitat (wooded features) and there are records of Brown Pipistrelle bats adjacent to the site. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a designated species on the UK BAP list of Priority Species, have been spotted just outwith the site boundary.
Landscape Features	2	The site is currently open agricultural land and as such there are limited landscape features on the site itself; it is bounded by a low drystone wall with the Guttrie Hill woods to the west and a sparse tree belt along the northern boundary. It is likely there will be only limited loss of features.
Landscape Fit	1	Lower Deeside Landscape Character Area (wooded farmland). Development at this location would be highly visible from surrounding areas, particularly from the AWPR and would intrude significantly into the landscape at this point.
Relationship to existing settlement	1	The site is completely unrelated to existing settlements and would form an isolated 'island' of development which is detached from the rest of Culter. It is part of an area which serves to maintain the separate identities of Milltimber and Peterculter. This Green Belt function will become even more important with the development of the AWPR. It is acknowledged that the development would be accessible from an AWPR junction, however, this does not alter the isolated and unrelated nature of this development.

Land Use Mix / Balance / Service Thresholds	3	Large scale residential and an employment use proposed, no similar development in close proximity. The planned garden centre would improve the mix of land uses in the area however this is negated by the sites isolated and inaccessible location, heavily reliant on vehicular movements facilitated by the AWPR.
Accessibility	2	Nearest bus stop c.770m from the site (adjacent to A93 entrance to Kippie Lodge).
Proximity to facilities - shopping / health / recreation.	1	There are a limited range of available facilities within 800m of the site. Kippie Lodge Sports and Country Club is located immediately adjacent to the site, however Peterculter neighborhood centre is located c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Culter Academy are located over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Culter House Road is a narrow country road with no pedestrian footpath; its use for access to Culter would be dangerous for both pedestrians and cyclists. There are no designated cycle routes serving the site. Core Path 76 connects Culter House Road with A93, however, its closest point is some 350m to the west of the site.
Proximity of employment opportunities.	2	There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km from the site. This proposal would involve the creation of some employment and ancillary uses, but the positive impact of this is negated by its inaccessibility to surrounding settlements.
Contamination	3	No contamination constraints identified.
Land Use Conflict	2	Development will result in some land use conflicts. The western site boundary abuts the western edge of the AWPR carriageway and slip roads. Potential for noise and/ or air quality conflicts with residential uses.
Physical Infrastructural Capacity	2	Unknown whether the site is currently connected to physical infrastructure networks. The small scale of the development is unlikely to place significant pressure on local capacity.

Physical Infrastructure Future	2	Some constraint to future infrastructural capacity. Proposer states that site has access to high speed broadband.
Service Infrastructure Capacity	2	<p>Culter Primary School – 2019 80%, 2020 78%, 2021 76%, 2022 76%</p> <p>Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%</p> <p>The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.</p>
Other Constraints	3	None known

B0912 – Craighton Road South 1

SITE NUMBER: B09/12		NAME of SITE: Craighton Road South 1
Nature of the proposal:	Residential (70-75 units)	
Checklist Score:	47	
Constraints:	Green Belt, Green Space Network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a residential development of approx. 70-75 units. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as Green Belt, Green Space Network, and is within the Pitfodles Conservation Area. The conservation area is typified by a character and appearance - the area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland areas, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEPA flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a derelict cottage and walled garden on site, and the sites and monuments records Pitfodels House and Viewbank House immediately offsite to the south.
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodels Conservation Area, the trees are protected. There are many mature tree belts on site and a further central clump of trees. The site is zoned as Green Belt and Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of site.
Landscape Features	2	There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the Green Belt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	2	There is development to the east and south of the site. The proposed development comprises a different pattern of development than the existing.
Land Use Mix / Balance / Service Thresholds	1	The residential development would not add to the land use mix.
Accessibility	3	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	2	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	1	The site is more than 1.6km from significant employment area.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is waste water and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	2	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.
Other Constraints	2	There are pylons running east to west across the site.

B0913 – Craigton Road South 2

SITE NUMBER: B09/13		NAME of SITE: Craigton Road South 2
Nature of the proposal:	Residential (30 units)	
Checklist Score:	47	
Constraints:	Green Belt, Green Space Network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a residential development of approx. 30 units. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as Green Belt, Green Space Network, and is within the Pitfodels Conservation Area. The conservation area is typified by a character and appearance. The area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEPA flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodells Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a derelict cottage on site, and a walled garden to the west. The sites and monuments records Pitfodells House and Viewbank House immediately offsite to the south.
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodells Conservation Area the trees are protected. There are many mature trees belts on site. The site is zoned as Green Belt and Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to site.
Landscape Features	2	There are linear tree belt features. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the Green Belt buffer between Braeside and Cults, and the areas of open space are a typical pattern of development within the Pitfodells Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	2	There is development to the east and south of the site. The proposed development comprises a different pattern of development than the existing.
Land Use Mix / Balance / Service Thresholds	1	The residential development would not add to the present land use mix.
Accessibility	3	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	2	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	1	The site is more than 1.6Km from significant employment area.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is waste water and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	2	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.
Other Constraints	2	There are pylons running east to west across the site.

B0914 – Craigton Road South 3

SITE NUMBER: B09/14		NAME of SITE: Craigton Road South 3
Nature of the proposal:	Care home and Garden Centre	
Checklist Score:	53	
Constraints:	Green Belt, Green Space Network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a care home and garden centre. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as Green Belt, Green Space Network, and is within the Pitfodels Conservation Area. The conservation area is typified by a character and appearance. The area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEPA flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a sites and monuments record immediately offsite to the south (Pitfodels).
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodels Conservation Area tree are protected. There are many mature trees belts on site and a central clump of trees. The site is zoned as Green Belt and Green Space Network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to site.
Landscape Features	2	There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the Green Belt buffer function between Braeside and Cults, and the areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	3	There is development to the east and south of the site. The proposed development would be similar to the exiting modern settlement pattern.
Land Use Mix / Balance / Service Thresholds	2	The development would add additional care home facilities and small scale employment opportunities to Aberdeen.
Accessibility	2	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	3	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site. Due to the nature of the proposals there would be no requirement for the primary school.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 67 runs to the south of the site providing east and west connections, and Core Path 65 adjoins this, running north and south. Core Path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	3	The site is more than 1.6km from significant employment area. Due to the nature of the proposal, proximity to significant employment opportunities is not a constraint.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is wastewater and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	3	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021. Due to the nature of the proposal school capacity is not a constraint.
Other Constraints	2	There are pylons running east to west across the site.

B0915 – Sunnyside, Cults

SITE NUMBER: 09/15		NAME of SITE: Sunnyside, Cults	
Nature of the proposal:	Residential (local; 2 units)		
Checklist Score:	39		
Constraints:	Woodland, Green Belt boundary		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The bid proposes local scale development for 2 residential units. The site is located within Green Belt at the western edge of OP41 Friarsfield. Development on this site would be located next to a major development site being built out for approx. 280 units. The woodland to the west of Friarsfield forms a strong and defensible Green Belt boundary. Although small – this development would erode these features.</p>			

Criteria	Score	Justification
Exposure	3	Some trees/shrubs delineate the site. Some development to the north (Derncleugh)
Aspect	3	Generally south-east facing, overlooking Friarsfield development site.
Slope	2	Contour lines show site slopes to south (9% / 1:11)
Flood risk	2	Surface water flood risk from burn that runs along north boundary.
Drainage	2	Some evidence of poor drainage.

Built / Cultural Elements	3	Some agricultural buildings north of the site with open fields east; development site located here.
Natural Conservation	2	Site located in Green Belt/ Green Space Network. Bullfinch recorded within 100m of site (NESBReC). Site associated with bat habitat/ activity. Part of a wider woodland area.
Landscape Features	1	Agricultural land visible to the east at present, development of OP41 ongoing. The woodland to the west of Friarsfield forms a strong and defensible Green Belt boundary. Although small – this development would erode these features.
Landscape Fit	2	Site lies within Lower Deeside Character Area. Site sits in proximity to OP41 Friarsfield.
Relationship to existing settlement	2	Site is located north of Cults. Site sits in adjacent to OP41 Friarsfield.
Land Use Mix / Balance / Service Thresholds	1	No significant effects.
Accessibility	1	Private road access. No pavements, no cycle lane. Closest bus stop is 800m (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	1	Site is located on outskirts of city area; Cults Medical Centre is 2.5km south and Great Western Medical Practice is 2.5km east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.
Proximity of employment opportunities.	1	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.

Contamination	3	None shown.
Land Use Conflict	3	None anticipated.
Physical Infrastructural Capacity	2	Proposer indicates some infrastructure capacity.
Physical Infrastructure Future	2	Proposer indicates some infrastructure capacity.
Service Infrastructure Capacity	3	Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%. Two houses are unlikely to have significant impact.
Other Constraints	3	None known

B0916 – Craigton, Peterculter

SITE NUMBER: B09/16		NAME of SITE: Craigton, Peterculter	
Nature of the proposal:	Residential development of c. 20 units		
Checklist Score:	47		
Constraints:	Green Belt/Green Space Network		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This development would be residential in nature. The site is within the Green Belt, and forms part of the Green Space Network, which, without mitigation, may result in some loss or disturbance of wildlife habitat or species. The site is considered to be undesirable for development. Development on this site would also (without mitigation measures) impact on the surrounding landscape. Any development would be isolated to the main settlement of Peterculter and it is not well connected to services and facilities.</p>			

Criteria	Score	Justification
Exposure	2	Most of the site is well sheltered due to topography and trees on the road boundary. The site rises in the middle and is more exposed at this point.
Aspect	3	The site is mainly south, south west and south east facing, sloping from the top 'hump'.
Slope	2	The main slope of the site is less than 1 in 22. The site is not flat and rises up to a main 'hump' within the middle of the site.
Flood risk	2	The SEPA flood maps indicted there is a high likelihood of surface water flooding at the eastern corner of the site. The indicative plan indicates this area will not be developed.

Drainage	2	The majority of the site is freely drained, however the south east and eastern edge of the site does appear to have some drainage issues where the ground was relatively wet and 'rushes' were present.
Built / Cultural Elements	3	There is no loss or disturbance to built or cultural elements.
Natural Conservation	2	The site forms part of the Green Space Network. TPO 253 is adjacent to the eaten edge. There is ancient woodland to the east, across Malcolm Road. There would be some loss or disturbance of wildlife habitat or species at this site. Designated Species (Red Squirrel) recorded within 100m of the site)
Landscape Features	3	Development on this site would result in no loss or disturbance to landscape features.
Landscape Fit	2	Development will intrude slightly into the landscape. Development would be visible from the A93 and would be seen as a cluster of housing, rather than isolated units, or linear residential development. The track to the south forms a more distinctive Green Belt boundary than this proposal.
Relationship to existing settlement	2	A development on this site would be partially related to the existing settlement of Peterculter. The site is opposite OP52, across Malcolm Road. Existing housing around the site is predominantly isolated and detached in a peripheral setting. The area of hard standing car parking area between Crombie Park and the site dissects the site from the rest of Peterculter.
Land Use Mix / Balance / Service Thresholds	1	The development would not add to the land use mix, as it is adding residential uses to a predominantly residential area.
Accessibility	2	A bus stop is located with 400-800 metres of the site.

Proximity to facilities - shopping / health / recreation.	1	The closest facilities are more than 800 metres from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpaths/cycle path connections to the community, recreation and employment facilities. Core Path 52 is at the southern boundary of the site. Other path forms the wester and northern edge of the site
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site.
Contamination	3	There are no known contamination or waste tipping present on the site.
Land Use Conflict	3	There will be no expected conflict with adjacent land use. The Culter Football Club grounds are located opposite the site to the south, however it is not expected these will cause significant land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates the site has connections to utilities.
Physical Infrastructure Future	3	The proposer indicates fibre optic broadband is available. The development will satisfy low and zero carbon through design layout and building fabric.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	No known other constraints.

B0917 – Land East of Inchgarth Mews

SITE NUMBER: 09/17		NAME of SITE: Land east of Inchgarth Mews
Nature of the proposal:	Residential (local; 15 units)	
Checklist Score:	43	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates 15 units could be delivered. The site is located close to the River Dee Corridor LNCS. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Cults. The area helps to maintain the separate identities of Cults and Aberdeen and the overall landscape setting of the city. It therefore provides a valuable Green Belt role. There is limited connectivity to services and public transport. The site is considered to be undesirable for development.</p>		

Criteria	Score	Justification
Exposure	3	Site boundary is delineated by woodland. Little visibility from roadside.
Aspect	3	Site slope indicates south-facing.
Slope	2	Southerly slope toward River Dee; approx. 11% (1:9) slope. Some undulation.
Flood risk	2	There is an area of surface water flooding close to the eastern boundary of the site

Drainage	2	The area appears well drained
Built / Cultural Elements	3	Inchgarth House Listed Cat C building located east of site.
Natural Conservation	2	River Dee corridor LNCS located within south side of the site. Bat survey may be required. Protected Species may be an issue.
Landscape Features	2	The site is enclosed by woodland. It is part of the River Dee valley prime landscape and contributes to the sense of place in that location.
Landscape Fit	1	Part of site is 'Valley' prime landscape character, part is 'Lower Deeside' character area.
Relationship to existing settlement	1	Site is located between Cults and the city's western edge. It helps to maintain the separate identities of Cults and Aberdeen and the overall landscape setting of the city. It therefore provides a valuable Green Belt role.
Land Use Mix / Balance / Service Thresholds	1	Small scale residential development. Prominent land use is low density residential in addition to Green Belt/ Green Space Network .
Accessibility	1	North is Inchgarth Road. Single side pavement on Inchgarth Rd, no cycle lane. Bus stops (services 19, 119, 201, 202, 203) and cycle lane on N Deeside Rd 800m north of site.
Proximity to facilities - shopping / health / recreation.	1	Cults District Centre (shops, library, medical centre) located half a mile west. Old Deeside Line Core Path and LNCS north of site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path and cycle route Old Deeside Line (no.66) lies immediately to the north of the site.

Proximity of employment opportunities.	2	With the exception of Robert Gordons University, there are limited employment areas nearby.
Contamination	3	None shown.
Land Use Conflict	3	None anticipated from residential use.
Physical Infrastructural Capacity	2	Bid submission indicates there is infrastructure capacity.
Physical Infrastructure Future	2	Bid submission indicates there is infrastructure capacity.
Service Infrastructure Capacity	1	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None

B0918 – Land at Brotherfield

SITE NUMBER: B09/18		NAME of SITE: Land at Mill of Brotherfield	
Nature of the proposal:	Residential – 15 houses		
Checklist Score:	47		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for 15 detached and semi-detached houses. The site is located within the Green Belt separating Westhill and Peterculter and is isolated from public transport and community facilities. The site would be entirely car dependent. Due to its size, the development would not encourage additional community facilities or uses to the area. The development would be 1.6 kilometers from significant employment opportunities at Arnhall Business Park. The site is undesirable and it is recommended that it remains as Green Belt.</p>			

Criteria	Score	Justification
Exposure	3	The site is heavily wooded and is bordered by woodland to the north and east. The topography of the site will also provide shelter. The woodlands and topography will provide good shelter.
Aspect	3	The site is south west facing, with a very gentle slope.
Slope	3	The site has a slope of 1 in 20.
Flood risk	2	SEPA flood maps indicate there is fluvial flooding off site to the west at the Brodiach Burn. The maps also indicated there is surface water flooding offsite to the south, east and west, at the Brodiach Burn

		and a small water course that joins the Brodiach Burn. There is the potential to exacerbate the existing flooding due to development.
Drainage	3	The site appeared to be freely drained. There is a large open cutting at the east of the site.
Built / Cultural Elements	3	There are no built or cultural features on site. There are features off site that need to be considered: the Mill of Brotherfield and Bridge of Brotherfield are both category C listed buildings, they sit to the west of the site. Archeological surveys have been carried out for planning applications to the south and north west of the site.
Natural Conservation	3	There are no nature conservation features on site. There is ancient woodland offsite immediately to the north. The site is tree covered, therefore it is expected there will be a degree of habitat loss due to the removal of trees to accommodate housing. Strong presence of Designated Species (Red Squirrel, Otter) and Water Shrew in the area of the site (NESBReC data).
Landscape Features	1	The site is tree covered – these mainly originate from a nursery that used to be on the site. There are remnants of stone dykes on site. The removal of trees to accommodate dwellings will result on the loss or disturbance to these features.
Landscape Fit	1	The development would intrude into the landscape. The current development in the area comprises a cluster of 10 dwellings and the Beechgrove Garden, set around the burn, and following the line of the road. The development would be a contrast in development pattern with the surrounding area.
Relationship to existing settlement	2	The development will be partially related to the existing development at its western edge. It will not relate well to settlement pattern.
Land Use Mix / Balance / Service Thresholds	1	The residential development will not contribute to a better mix or balance of land uses, nor will it provide the impetus for attracting new services and facilities.
Accessibility	1	There is not direct bus route or bus stop in close distance to the site. The nearest is in Westhill/ Arnhall Business Park for the Stagecoach x17.

Proximity to facilities - shopping / health / recreation.	1	There are no available shopping and health facilities within 800 metres of the site. The closet is in Westhill, over 2.5 kilometers from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Paths to the site. There is an informal path along the road network which links to Westhill.
Proximity of employment opportunities.	3	There are significant employment opportunities 1.6 kilometers from the site, at Arnhall Business Park
Contamination	3	There is no contamination on site, however immediately offsite to the west there is an area of contamination associated with the Mill of Brotherfield
Land Use Conflict	3	There is no expected conflict with adjoining land use.
Physical Infrastructural Capacity	3	The proposer indicates a private water treatment plant is proposed for wastewater, and there are connections to the electricity and gas networks.
Physical Infrastructure Future	2	The proposer indicates there is no access to highspeed broadband, and low and zero carbon elements will be dealt with through building fabric.
Service Infrastructure Capacity	2	The site is zoned to Westhill Primary School which will be 100% full by 2022, and Westhill Academy which will be 81% full by 2022.
Other Constraints	2	Oil and Gas pipelines run through the site – middle zone.

B0919 – Land at Craigton Road, Pitfodels

SITE NUMBER: B09/19		NAME of SITE: Land at Craigton Road, Pitfodels
Nature of the proposal:	Residential (local; 16 units)	
Checklist Score:	49	
Constraints:	Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The proposal is for 16 units. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. Development will have impacts on landscape and would be visible from the south. The settlements along Deeside are contained within the 90m contour line and this development would go beyond this. The development is poorly located in relation to public transport and community facilities and would therefore be car dependent. Due to its size, the development would not encourage additional community facilities or uses to the area but is intended to be accessible from OP41 Friarsfield. The development would be over 5km from significant employment opportunities in the City area as limited opportunities are available in Cults.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise (for example Friarsfield). Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan. The site is undesirable and it is recommended that it remains as Green Belt.</p>		

Criteria	Score	Justification
Exposure	3	Some shelter to the north from the former Waldorf School, open rural area to west, east and south.

Aspect	3	South facing, toward Cults settlement and OP41 site.
Slope	2	Former playing field; slight south-facing slope. 16% gradient (1:6)
Flood risk	3	None shown
Drainage	3	Site appears freely drained
Built / Cultural Elements	3	Disused school north of the site boundary, proposer states that the site is former football pitch of adjacent school.
Natural Conservation	3	There are no significant nature conservation features present.
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. There are tree belts to the north and east of the site.
Landscape Fit	2	Located south of the disused school and north of the OP41 Friarsfield site.
Relationship to existing settlement	1	Located north of the Cults settlement, OP41 follows growth pattern of the settlement from the River Dee/ North Deeside Road. The area forms part of the green backdrop to Friarsfield and helps to maintain the separate identifies of Cults and Countesswells which will develop to the north west. It will be visible from the south.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area. Major development proposed at OP41 to the south.
Accessibility	1	<p>Accessed primarily by vehicle via Craigton Road. Proposer indicates that access would be taken from the southern edge, of the north side of adjacent Friarsfield development.</p> <p>Nearest bus stop is 800m south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.</p>

Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 0.6 mile south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.63 (Den of Cults) delineates site to the east.
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (0.6 mile /900m south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	School to north highlighted for possible contamination, none shown within site boundary.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area. Main land uses are agriculture and some dispersed housing. OP41 will neighbor the site when build-out progresses.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known

B0920 – Binghill Farm

SITE NUMBER: B09/20		NAME of SITE: Binghill Farm
Nature of the proposal:	Residential – up to 100 units	
Checklist Score:	45	
Constraints:	Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that circa 100 residential units could be provided. The site is considered to be undesirable for development.</p> <p>The site is located above the 95m contour line on the Deeside Valley which generally marks the northern limit to development of the north Deeside settlements. Breaching this could lead to urban sprawl northwards. The development would only be partially related to the main settlement of Milltimber, however it is noted that the site is located near the allocation of OP48 Oldfold. The site also has limited facilities within 800m and this will not encourage sustainable travel.</p>		

Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds due to the topography. There is a linear tree belt at the northern most point of the site.
Aspect	3	The site is south east facing at its upper edge and south facing at its most southern point.
Slope	3	The site slopes gently to the south east, there is a slope of 1 in 16.

Flood risk	3	SEPA flood maps show no risk of flooding from fluvial or surface water. There are no recorded incident of flooding incidents on site.
Drainage	3	There are no known drainage issues on site. However, it is noted that there is a culvert to the south east of the site.
Built / Cultural Elements	3	There will be no loss to built or cultural elements. There are two offsite elements in close proximity to be noted. Binghill House, Category C-listed house to the west, and Binghill Lodge which is in the sites and monuments record.
Natural Conservation	2	The site is within the River Dee SAC Catchment area. The western edge of the site abuts ancient woodland to its north and TPO 125 to its south. Den of Murtle Local Nature Conservation Site sits immediate beyond the northern edge of the site. There is Green Space Network allocation over all the site. There may be some loss or disturbance to wildlife habitat or species. Designated Species (Red Squirrel) found in proximity of the site, a bat survey may also be required.
Landscape Features	2	The northern boundary of the site is adjunct to a linear tree belt field boundary. There are stone dyke walls separating the fields. Development would result in the loss or disturbance of these elements.
Landscape Fit	1	The development would abut OP48 Oldfold to the west, however, development on this site would significantly impact on the landscape as it is above the 95m contour line on the Deeside Valley, which Oldfold adheres too. The Deeside settlements are contained within this contour and breaching it could lead to urban sprawl northwards, and a negative impact on the Dee Valley character.
Relationship to existing settlement	2	The site is relatively isolated from the existing settlement. However, it is noted that the site is located near the allocated site of Oldfold.
Land Use Mix / Balance / Service Thresholds	1	The site will not bring a greater mix of uses to the area as it is predominantly residential in character.
Accessibility	1	The site is over 1000m from the nearest bus service and bus stops. The bus service includes the 19/ 201/ 202/ 203

Proximity to facilities - shopping / health / recreation.	1	The site is approx. 950m to Milltimber Primary School and the site is over 1000m from the nearest shops and medical facilities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The site is approx. 485m from an Aspirational Core Path 10. An informal path links north to Core Path 89. There are a limited number of paths
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site. It is noted the masterplan for site OP48 Oldfold states there will be 5 hectares of employment land on site.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	3	There is no expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates there are connections to utilities.
Physical Infrastructure Future	2	The prosper has indicated buildings will be designed in accordance with low and zero generating technologies where appropriate.
Service Infrastructure Capacity	1	The site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.
Other Constraints	3	No known other constraints

B0921 – Countesswells Settlement Expansion

SITE NUMBER: B09/21		NAME of SITE: Countesswells Settlement Expansion
Nature of the proposal:	Residential (approx. 545 units over 6 sites)	
Checklist Score:	Between 41 and 46	
Constraints:	Green Belt,	
Recommendation:	Undesirable	
<p>Justification: The proposal is separated into six separate units, called area two through to area seven. The proposals are all residential. Area 2 is proposed for 175 units, area 3 for 54 units, area 4 for 75 units, area 5 for 84 units, areas 6 for 76 units and area 7 for 80 units. The areas are within the Green Belt and all are deemed undesirable for development. The existing allocated site, OP38: Countesswells, sits within a natural basin, and is not readily visible from the wider Aberdeen area. The proposed sites would be visually intrusive and would have a detrimental impact on the landscape. The development of the sites would lead to loss of woodland and disturbance to designated species and their habitats. The Countesswells allocation (OP38) is anticipated to build out at a rate of about 200-250 units per year and is not expected to be complete until beyond this LDP period. Adding additional land to the OP38 allocation is not likely to increase housebuilding on this site in the next plan period.</p> <p>All six units have been subject to Examination as part of Issues 10: Alternative Sites: Countesswells in the Examination into the extant 2017 Aberdeen Local Development Plan, as bid site B09/18: Countesswells expansion and bid site B09/24: Thornhill. Area 2 and Area 7 were considered to be a major intrusion into the Green Belt separating Cults, the new development at Countesswells, and the existing built-up area of Aberdeen lying to the east. There would be an unacceptable landscape impact and the isolated development in the Green Belt would undermine the separation between Cults and the western edge of Aberdeen. The Reporter noted, area 5 and 6 are on steeply sloping land with woods to the north and south and would constitute a finger of development projecting westwards into the Green Belt. They would not relate well either to the main Countesswells site or to the rural character of the surrounding area.</p> <p>With areas 3 and 4 the Reporter felt, as area 3 adjoins the south-west boundary of OP38 and is well screened by trees, subject to their retention, it would be an acceptable site for expansion if one were required. Area 4, though more prominently located at a road junction, is backed by trees to the north and west, and adjoins the western boundary of site OP38, making it a credible enlargement of the main site. If a need to expand site OP38 arose areas 3 and 4 would offer opportunities worthy of further consideration. However, at this time the Proposed SDP states that the expansion of existing masterplanned sites should not be considered for allocation.</p>		

The requirement to expand the boundaries of OP38: Countesswells is not considered acceptable at this time. Development within any of the six sites would be remote from existing urban areas and facilities, would be car dependant and would in places have a detrimental impact on landscape. The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	Area 2: The area may be provided some degree of protection due to the golf course shelter belts beyond Countesswells Road.
	3	Area 3: The site will be protected due to the surrounding tree belts.
	3	Area 4: the site is protected due to vegetation.
	3	Area 5: The site is protected due to vegetation and topography.
	3	Area 6: The site is well protected due to topography.
	3	Area 7: The site will be provided good degree of protection due to existing tree shelterbelts
	Aspect	3
3		Area 3: The site is south facing with a very gentle slope
3		Area 4: The site is south east facing.
3		Area 5: The site is south facing.
3		Area 6: The site is south facing.
3		Area 7: The site is south facing with a very gentle slope.
Slope	3	Area 2: The site slope is not more than 1 in 12
	3	Area 3: The site is very gently sloping, with a slope of 1 in 20
	3	Area 4: The site is very gently sloping, with a slope of 1 in 20
	1	Area 5: The slope is steep at 1 in 7.
	1	Area 6: The slope is steep at 1 in 7.
	3	Area 7: The site slope is not more than 1 in 12

Flood risk	2	Area 2: There are 2 areas of flooding in the north of the site. Beyond the south west site boundary there is flooding associated with the Cults Burn.
	2	Area 3: There is an area of flooding to the south of the site
	3	Area 4: There are no areas of flooding on the SEPA flood maps.
	3	Area 5: There are no areas of flooding on the SEPA flood maps.
	3	Area 6: There are no areas of flooding on the SEPA flood maps.
	3	Area 7: There are no areas of flooding on the SEPA flood maps.
Drainage	3	Area 2: The site appears to be freely drained
	1	Area 3: There is an area of wet ground to the south, there is a water course behind the tree belt at the north east of the site.
	3	Area 4: The site appears to be freely drained
	3	Area 5: The site appears to be freely drained
	3	Area 6: The site appears to be freely drained
Built / Cultural Elements	3	Area 7: The site appears to be freely drained
	3	Area 2: There is a category B listed building off site to the south. There will be no likely loss of disturbance to built or cultural heritage.
	2	Area 3: Countesswells House (Cat B listed) sits approx. 330m to the north west of the site, associated with this is the category C listed Countesswells Doocot (approx. 190m to the north west). Development could have an impact on the setting of these listed features
	3	Area 4: Countesswells House (Cat B listed) sits approx. 170m to the south of the site
	3	Area 5: Countesswells House (Cat B listed) sits approx. 230m to the east of the site. The sites and monuments record records a rig and furrow earth works approx. 150m from the site, and stone balls and arrowheads have been found approx. 190m from the site.
	3	Area 6: There will be no likely loss of disturbance to built or cultural heritage.
Natural Conservation	3	Area 7: There will be no likely loss of disturbance to built or cultural heritage.
	1	Area 2: There is ancient woodland to the south west beyond the site boundary. This is also priority habitat. The southern most part of the site is Green Space Network. The site lies within the River Dee Catchment Area.
	1	Area 3: The site lies within the River Dee Catchment Area. Ancient woodland surrounds the site and abuts the boundary on the west and south sides. There is priority habitat abutting the south of the site. The whole site is Green Space Network

	1	Area 4: The site lies within the River Dee Catchment Area. Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west of the site. The whole site is Green Space Network
	1	Area 5: The site lies within the River Dee Catchment Area. Ancient woodland abuts the site to the south, and is across the road to the north. There is priority habitat to the north across the road. Tree Preservation Order 206 abuts the east edge of the site. The whole site is Green Space Network
	1	Area 6: The site lies within the River Dee Catchment Area. Ancient woodland abuts the site to the south, as does priority habitat. The whole site is Green Space Network
	1	Area 7: Den Wood Local Nature Conservation Site sits to the north of the site across Countesswells Road, this is also ancient woodland. There are two areas of priority habitat on site. There is a tree preservation order abutting the southern boundary. Green Space Network covers the southern and western sections of the site. The site lies within the River Dee Catchment Area.
Landscape Features	2	Area 2: There are stone dyke field boundaries within the site.
	1	Area 3: There are stone dyke field boundaries and a tree belt along the north east
	2	Area 4: There are stone dyke field boundaries and mature trees as the site boundaries.
	1	Area 5: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.
	1	Area 6: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.
	2	Area 7: Stone dykes and tree belts contain and extend into the site
Landscape Fit	1	Area 2: The site is visible from Countesswells Road and Hazlehead Golf Course. The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells
	2	Area 3: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.
	1	Area 4: The site would be disjointed from the main Countesswells opportunity site
	1	Area 5: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.
	1	Area 6: The site would be disjointed from the main Countesswells opportunity site and is severed from it by the Kingswells to Cults road.
	2	Area 7: The site is fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views

		<p>across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site.</p> <p>The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells.</p>
Relationship to existing settlement	2	Area 2: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 3: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 4: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 5: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 6: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 7: The site is remote and not related to the existing settlement of Cults, however the site would be reasonably well related to the allocated sites of OP38: Countesswells and OP41: Friarsfield.
Land Use Mix / Balance / Service Thresholds	2	Area 2: The residential proposal would not contribute to better land use or mix.
	2	Area 3: The residential proposal would not contribute to better land use or mix
	2	Area 4: The residential proposal would not contribute to better land use or mix
	2	Area 5: The residential proposal would not contribute to better land use or mix
	2	Area 6: The residential proposal would not contribute to better land use or mix
	2	Area 7: The residential proposal would not contribute to better land use or mix.
Accessibility	1	Area 2: The site is approx. 2km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.
	1	Area 3: The site is approx. 2km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.
	1	Area 4: The site is approx. 1.8km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.

	1	Area 5: The site is over 2km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.
	1	Area 6: The site is over 2km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.
	1	Area 7: The site is approx. 1.6km to the nearest regular bus service. There is a bus stop within the existing Countesswells development site (service no.44). Existing Countesswells development may provide further sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	Area 2: The closest facilities are located in Cults, over 1.8 km from the site.
	1	Area 3: The closest facilities are located in Bielside, over 1.8 km from the site.
	1	Area 4: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 5: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 6: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 7: The closest facilities are located in Cults, over 1.8 km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Area 2: Core Path 87 runs to the south of the site. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path
	2	Area 3: Core Path 55 runs along the western boundary. This links into Cults, and to the north to Core Path 50 which links to OP38: Countesswells
	2	Area 4: Core Path 50 is to the north of the site.
	2	Area 5: Core Path 55 runs along the north, east and south boundary. This links into Cults, and to the north to Core Path 50 which links to OP38: Countesswells
	1	Area 6: There are no Core Paths within or abutting the site. Core Path 50 is 170m from the site
	2	Area 7: Core Paths 87 and 63 run to the south of the site. Path 63 connects to the Cults District Centre and the Deeside Line. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path.
Proximity of employment opportunities.	1	Area 2: The site is remote from employment opportunities.
	1	Area 3: The site is remote from employment opportunities.
	1	Area 4: The site is remote from employment opportunities.
	1	Area 5: The site is remote from employment opportunities.
	1	Area 6: The site is remote from employment opportunities.

	1	Area 7: The site is remote from employment opportunities.
Contamination	3	Area 2: There is no known contamination on site.
	3	Area 3: There is no known contamination on site.
	3	Area 4: There is no known contamination on site.
	3	Area 5: There is no known contamination on site.
	3	Area 6: There is no known contamination on site.
	3	Area 7: There is no known contamination on site.
Land Use Conflict	2	Area 2: Overhead pylons cross the site.
	2	Area 3: Overhead pylons cross the site.
	2	Area 4: There is forestry land adjacent to the site.
	2	Area 5: Overhead pylons cross the site.
	2	Area 6: Overhead pylons cross the site.
	2	Area 7: Overhead pylons cross the site.
Physical Infrastructural Capacity	3	Area 2: The proposer indicates utilities are available.
	3	Area 3: The proposer indicates utilities are available.
	3	Area 4: The proposer indicates utilities are available.
	3	Area 5: The proposer indicates utilities are available.
	3	Area 6: The proposer indicates utilities are available.
	3	Area 7: The proposer indicates utilities are available.
Physical Infrastructure Future	3	Area 2: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
	3	Area 3: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
	3	Area 4: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
	3	Area 5: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
	3	Area 6: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
	3	Area 7: The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.

Service Infrastructure Capacity	1	Area 2: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.
	1	Area 3: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 4: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Countesswells, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021
	1	Area 5: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 6: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 7: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.
	Other Constraints	2
3		Area 3: No known other constraints
3		Area 4: No known other constraints
2		Area 5: 2 sets of power lines transect the site from east to west
2		Area 6: 2 sets of power lines transect the site from east to west
2		Area 7: High voltage powerlines transect the site from east to west.

B0922 – Blaircara Village, West Craigton, Peterculter

SITE NUMBER: B09/22		NAME of SITE: Blaircara Village, West Craigton, Peterculter
Nature of the proposal:	Assisted living village, for elderly and those living with dementia, with specific social affordable housing mix and community facilities (c. 70 units)	
Checklist Score:	46	
Constraints:	Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This residential site would be located on a currently zoned Green Belt site which also lies within the Green Space Network. The site lies to the west of allocated site OP51 (Peterculter Burn). This site is considered to be undesirable for development. The proposer indicated the site could have a number of specialist residential use and zones. Zone one would comprise a supported care facility specializing in living accommodation for people with dementia. Zone two would comprise bungalows for the elderly, and zone three would provide accommodation for low paid workers, and people escaping from domestic abuse.</p> <p>Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter and is remote from the village centre. The Culter Burn runs to the west and south of the site and part of the southern area the site is identified as at risk from flooding. The Culter Burn to the south is part of the River Dee and Culter Burn SAC and is an LNCS. Specialist needs housing (like any other housing) should be closer to services, facilities and public transport rather than in this relatively remote and isolated location.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided due to topography. There are trees located along the eastern boundary and part of the south boundary.

Aspect	3	The site is for the most part on a south facing slope.
Slope	2	The site rises from 35-40 AOD. At its steepest the gradient is roughly 1 in 8 however the majority of the site is roughly 1 in 20.
Flood risk	2	The Culter Burn forms the south and west edge of the site. The SEPA flood maps indicate there is a high likelihood of river flooding from the Culter Burn, and the southern part of the site is affected by flooding. Surface water flooding is also present in the middle of the site and to the north east. The indicative site layout indicates the areas affected by fluvial flooding will accommodate footpaths, planting and dispersed allotments. A flooding incident at Linn Moor Road to the west of the site is also noted (surface run off).
Drainage	3	There appear to be no drainage issues on site.
Built / Cultural Elements	3	There is no expected loss or disturbance of built or cultural elements. Waulkmill Bridge (a Category B-listed building) is noted to the west of the site, crossing the Culter Burn
Natural Conservation	1	There is some loss or disturbance of wildlife habitat or species. The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. The River Dee and Culter Burn SAC runs along the west and southern edges of the site. The site is all within the Green Space Network. Protected Species may be an issue. Site associated with bat habitat/ activity.
Landscape Features	2	There would be some potential loss or disturbance to landscape features. There are trees located along the Culter Burn, and to the east of the site. There are stone walls along the boundary.
Landscape Fit	2	Development will intrude into the surrounding landscape. The development will be very visible from the A93 from where it will appear prominent and disjointed from Peterculter.
Relationship to existing settlement	2	The site is located to the west of Peterculter, and to the west of the allocated site OP51 Peterculter Burn. Development would only be partially related to the existing settlement of Peterculter and is remote from the centre.

Land Use Mix / Balance / Service Thresholds	2	<p>The proposer outlines a number of potential specialist residential provision on the site including assistance living for the elderly and those with dementia, with affordable housing for people working on the healthcare sector, and people escaping from domestic abuse. The mix of specialist residential within a predominantly residential area will not increase land use mix.</p> <p>The proposer also indicated there will be community facilities and small-scale retail to support the village.</p>
Accessibility	2	Direct access to the rail or bus network would be within 800 metres away (on Malcolm Road)
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Core Path 52 lies adjacent to the northern boundary of the site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	2	West Craighton Quarry site located within the site to the east. Waulkmill is located to the northern west boundary of the site
Land Use Conflict	3	There would be no expected conflict with any adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicated the site has connections to utilities.

Physical Infrastructure Future	3	The proposer indicated the development will have access to high speed broadband. Low and Zero Carbon generating technologies will be completed through design layout.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021. School capacity will only be relevant to a small proportion of the site.
Other Constraints	3	Oil and Gas Notification Zone noted to the west.

B0923 – Hillhead of Pitfodels

SITE NUMBER: B09/23		NAME of SITE: Hillhead of Pitfodels	
Nature of the proposal:	Residential (major; 300 units)		
Checklist Score:	49		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for 300 units. The site is located within the Green Belt separating north of Cults and Aberdeen and is an open-air recreational use which is appropriate in the Green Belt. The site is not particularly well connected to services and facilities and it is considered that its Green Belt role is justified and appropriate.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter to the north with boundary landscaping on Countesswells Road (outside of site).
Aspect	2	Gentle slope but contour lines indicate east facing.

Slope	3	Former playing field; slight east-facing slope. 3% gradient (1:30)
Flood risk	3	There are some minor pockets of surface water flooding shown close to existing buildings.
Drainage	3	Site appears well drained.
Built / Cultural Elements	3	Disused school pavilion within site boundary. Drystone dykes to north, east and south.
Natural Conservation	3	Site located in Green Belt and Green Space Network at present. Bat survey may be required. A number of Designated Species are recorded within 100m of the site boundary.
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. The area comprises formal playing fields and associated buildings.
Landscape Fit	1	Despite the formal nature of the playing fields this is an area of open space that serves to separate the communities of Cults and Airyhall, thus helping them to maintain their separate identities. This is a valuable Green Belt function.
Relationship to existing settlement	3	Located west of Airyhall area of City, accessed via Craigton Road. Development presents continuation of development from west of City's built-up area at Airyhall.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.
Accessibility	2	Accessed primarily by vehicle via Craigton Road and Countesswells Road. Proposer indicates that access would be taken from the north and south. Nearest bus stop is 480m east of site on Countesswells Road. Service no's 15/15A.

Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.65 (Hazlehead to River Dee) is accessible by Countesswells Rd from the north, or Craighton Rd at the south.
Proximity of employment opportunities.	2	Limited employment opportunities within Cults (1 mile / 1.6km south), commuting distance from Aberdeen City (2.6 mile/ 4km east).
Contamination	3	Allotments and Reservoir highlighted for possible contamination (not within site boundary).
Land Use Conflict	3	Site is currently playing fields located on the City's edge. Some dispersed housing in proximity.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	1	Water main intersects site on east site from north to south (10m wayleave included in proposer's analysis). The site is used for recreation (playing fields and sports pitches) which is a Green Belt function.

B0924 – Land at Loirsbank Road

SITE NUMBER: 09/24		NAME of SITE: Land at Loirsbank Road
Nature of the proposal:	Residential (local; 4-5 units)	
Checklist Score:	48	
Constraints:	Flooding, drainage and landscape fit.	
Recommendation:	Undesirable	
Justification:		
<p>This small-scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 4-5 large semi-detached residential units could be provided. The site is considered to be undesirable for development. The site is located near to the River Dee SAC, within the medium to high river flood risk area identified on the SEPA flood risk map. Therefore, if this site were to be developed there is a high risk of flooding and drainage problems and be contrary to SEPA guidance in relation to development upon floodplains. Development on this site would have a significant impact on the surrounding landscape due of the proposals proximity to the River Dee and open aspect to the south, and the land raising/ remedial works required to prevent the site being flooded.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography.
Aspect	3	The site is south-east facing.
Slope	2	Aside from a moderate embankment to the south of Loirsbank Road, site is largely flat due to location on floodplain.

Flood risk	1	Much of the site sits within the medium to high risk of flooding as identified on the SEPA Flood Risk Map therefore there is a significant possibility of flooding from the River Dee. There was also a flooding incident reported at a dwelling to the north of the site. The site lies within the River Dee catchment area.
Drainage	1	The aforementioned flooding issues would almost certainly raise drainage issues within the flood plain.
Built / Cultural Elements	3	No known archaeological sites, listed buildings or historical or cultural designations exist on the site. Fairview (a former pumping station and Category C listed building) and 'The Shakkin' Briggie' (Morrison's Bridge, a Category B listed building) are located c.300m to the east.
Natural Conservation	2	The site is designated as Green Space Network. The River Dee corridor SAC and LNCS to south of the site and Allan Park pond NCS to the west. There may be some impact on such designations. Bat survey may be required. Designated Species (Song Thrush, Bullfinch) in proximity (NESBReC).
Landscape Features	3	There will be no impact on landscape features i.e. woods, tree belts, hedges or stone walls.
Landscape Fit	1	The site is identified as a 'Valley' prime landscape character area. Development will intrude significantly into the surrounding landscape due of the proposal's proximity to the River Dee and open aspect to the south.
Relationship to existing settlement	3	Site is located on south side of Cults. The development would be well related to the existing settlement as there are residential units to the north and east of the site.
Land Use Mix / Balance / Service Thresholds	1	Predominating land use within the wider area is low density residential. As such, a small scale residential development would not add to the land use mix within the area.
Accessibility	3	Direct access to bus network within 400m. Closest bus stops are to the north of the site on A93 (North Deeside Road); service no's 19, 119, 201, 202, 203, N19.

Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site is c.350m to Cults Neighbourhood Centre and c.425m from the nearest medical facility (Cults Medical Centre). However, the site is over 1000m to Cults Academy and Cults Primary.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities and resources. Cycle paths route no. 195: Royal Deeside Line and 'on road' cycle lanes to A93 North Deeside Road, both located in close proximity to the north of the site. Core Paths 66, 68, 70, 74 to the north, south, east and west of the site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	It is not anticipated that there would be any land use conflicts resulting from the development.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity.
Service Infrastructure Capacity	2	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known.

B0925 – Highview House, Countesswells

SITE NUMBER: 09/25		NAME of SITE: Highview House, Countesswells
Nature of the proposal:	Residential (local; 5 units)	
Checklist Score:	42	
Constraints:	Green Belt, slope, isolation	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The bid proposes local scale development for 5 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located next to SNH Ancient Woodland and would have unfavourable impact on the natural environment. The development is poorly located in terms of public transport provision and access to community facilities and other amenities and would therefore be car dependent. It would be an isolated development in the countryside with no relationship to any existing settlement. A generous supply of housing land is identified on better sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>		

Criteria	Score	Justification
Exposure	3	Bound on three sides by woodland. Difficult to view from roadside due to level change between site and road.
Aspect	3	South-facing; Blacktop to north and bound on three sides by woodland.
Slope	1	On side of hill (Blacktop to north) contour lines indicate approx. 140m to 130m north-south.

Flood risk	3	No flood risk shown.
Drainage	3	Well drained.
Built / Cultural Elements	3	There are no listed buildings or known archaeological features on site.
Natural Conservation	2	Site located in the Green Belt/ Green Space Network. Woodland outside boundary is Forestry Commission site and is identified as SNH Ancient Woodland. Some Designates Species (Red Squirrel) in proximity (NESBReC records).
Landscape Features	2	Countesswells Woods to the north. There are the remains of a considerable stony dyke/wall fronting the road. Tree belts (leylandii) around Highview House.
Landscape Fit	2	Part of the Green Belt within Lower Deeside Character Area.
Relationship to existing settlement	1	Site is located between Kingswells and Cults. This is a remote location which is isolated from the closest development at Countesswells.
Land Use Mix / Balance / Service Thresholds	1	Rural location. Major mixed-use masterplan site (Countesswells) being built out will add different uses in long term.
Accessibility	1	Road access is poor although it is acknowledged that this is a small proposal. No pavements, no cycle lane. Closest bus stop is 2.5km (Dalmunzie Rd on A93) south, and Kingwells P&R at PrimeFour is 2.5km north. Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	Site is located between Kingswells and Cults. Kingswells Medical Practice is 3.5km north / Cults Medical Centre is 3km south. Cults district centre is 3km south (A93 N Deeside Rd). Cults School/ Academy is 2800m south.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Some Forestry Commission sites with forest walks in proximity. No pavement or cycle paths on surrounding road; Core Path east of Highview House (no.55 Cults Avenue to Gairnhill Wood).
Proximity of employment opportunities.	1	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.
Contamination	3	None shown.
Land Use Conflict	2	There is unlikely to be any conflicts arising from a residential use on this site.
Physical Infrastructural Capacity	3	Proposer claims infrastructure availability on site.
Physical Infrastructure Future	3	Proposer claims infrastructure availability on site.
Service Infrastructure Capacity	1	Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104% School provision at Countesswells to be delivered longer term.
Other Constraints	2	Class 1 Radon potential. Utility line runs north/south through site. Pylon wayleave is accounted for in supporting documents.

B0926 – Huxterstone

SITE NUMBER: 09/26		NAME of SITE: Huxterstone, Kingswells	
Nature of the proposal:	Mixed-use (17.7ha; Employment, Healthcare)		
Checklist Score:	48		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is located in the Green Belt between the Kingswells settlement and the City’s administrative boundary with Aberdeenshire Council, and the Westhill settlement. The site is sloping with a northerly aspect but there are few other physical constraints. It sits on a prominent slope facing onto the A944 and it would be widely seen from this gateway. The A944 provides a very strong and easily identifiable Green Belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside to the south. It should therefore remain as Green Belt.</p>			

Criteria	Score	Justification
Exposure	2	Bound to the north by A944 road and PrimeFour Business Park.
Aspect	1	North-facing; Kingshill Wood/ King’s Seat located south-west)
Slope	2	Located on the lower slopes of Kingshill. 12% (1:8) slope from north-south.
Flood risk	3	No flood risk shown.

Drainage	3	Site appears to be well drained
Built / Cultural Elements	3	PrimeFour business park located north, some dispersed properties in proximity.
Natural Conservation	2	Site located in Green Belt/ Green Space Network. Woodland outside the boundary is identified as SNH Ancient Woodland. Bat survey may be required, Designated Species recorded in proximity (Kestrel, Red Squirrel)
Landscape Features	2	Kingshill Wood to the south provides a green wooded backdrop. Business park to the north, and main road running east-west to City. There are some stone walls through the site.
Landscape Fit	1	Within West Aberdeen Character Area. Sits on a prominent slope north-facing onto the A944. It would be widely seen from this important gateway into Aberdeen. The A944 provides a very strong and easily identifiable Green Belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside to the south.
Relationship to existing settlement	1	Site is located south west of Kingswells and south of Prime Four but separated from both areas by the busy A944. It would therefore be severed from the built up areas to the north.
Land Use Mix / Balance / Service Thresholds	2	Located adjacent to business park and close to Kingswells residential areas, some community facilities in Kingswells and Westhill (Aberdeenshire Council).
Accessibility	3	Road access from main transport route into City (A944). Limited pavements/ cycle lane. Closest bus stop is within Kingswells P&R at PrimeFour north, within walking distance (service no's 218, 777, X17).
Proximity to facilities - shopping / health / recreation.	1	Site is located near Kingswells and Westhill (Aberdeenshire Council). Kingswells Medical Practice is 1.6km north. Closest shops are located in Westhill (3.2km) east.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.91 (Westhill Road to Queens Road) runs along A944. Footpath connections into Kingswells possible but crossing A944 is problematic.
Proximity of employment opportunities.	3	PrimeFour at Kingswells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.
Contamination	3	None shown.
Land Use Conflict	3	Currently allocated as Green Belt/ Green Space Network. The proposed uses are unlikely to conflict with existing surrounding uses
Physical Infrastructural Capacity	3	Proposer claims there is capacity.
Physical Infrastructure Future	3	Proposer claims there is capacity.
Service Infrastructure Capacity	3	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% School provision at Countesswells to be delivered longer term. Proposer does not include housing in Bid so these is no impact on schools.
Other Constraints	2	Class 1 Radon potential. Pylons run though the east of the site.

B0927 – Site OP112 Contlaw Road

SITE NUMBER: 09/27		NAME of SITE: Site OP112 Contlaw Road	
Nature of the proposal:	Residential (up to 40 units)		
Checklist Score:	43		
Constraints:	Ancient woodland, school capacity, landscape fit		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is Opportunity Site 112 in the Aberdeen Local Development Plan 2017. OP112 is allocated for 10 houses and requires arboricultural and ecological implication studies. The Reporters Report into the extant plan notes, ‘a small development would be possible using the open ground adjacent to Contlaw Road, perhaps with a minimal encroachment into the woodland that would retain its landscape contribution and nature conservation value. It appears to me that such a development might accommodate about 10 houses’.</p> <p>The proposal is to increase the number of units from 10 to 40. The proposer indicates development will take place on the open ground adjacent to Contlaw Road, and not within the woodland. The impact of increasing the density on site would have a detrimental impact on the ancient woodland through encroachment, the school capacity and landscape fit.</p>			

Criteria	Score	Justification
Exposure	3	The site is well protected by existing tree and topography.
Aspect	2	The site slopes to the east.

Slope	2	The site has a rolling topography. There is a flat shoulder on the open ground towards the wooded area at the west of the site. The slope on the area of open ground is 1 in 14, on the site overall it is 1 in 10.
Flood risk	2	The SEPA flood maps indicate there are areas of flooding along eastern boundary along Contlaw Road. This extends into the north eastern part of the site. Flooding is also present on the western edge of the site in the woodland. Both areas of flooding are associated with watercourses.
Drainage	2	The majority of the site appears to be well drained. The vegetation on site suggests there may be areas of poor drainage at the north east end.
Built / Cultural Elements	3	There are no built or cultural elements on site, or in close proximity offsite.
Natural Conservation	2	The site is within the River Dee Catchment Area. The woodland on site is designated Ancient Woodland, and there is priority habitat on site, again in the wooded area. The whole site is designed Tree Preservation Order 250. NESBRec Data shows bat survey may be required, a number of Designated Species recorded, and Protected Species may be an issue).
Landscape Features	1	The trees on site are a significant local landscape feature. Although development is proposed for the open area, the proximity to the trees and their roots and canopy have to be considered with the increase in housing numbers proposed.
Landscape Fit	2	The trees on site are part of the setting of Milltimber. The development will intrude into the surrounding rural landscape should there be significant loss of trees or incursion towards them.
Relationship to existing settlement	1	The context and settlement pattern on the west of Contlaw Road is buildings in large plots. To the east of Contlaw Road the plot size is reduced. The development of this density would introduce a new pattern to the west side of Contlaw Road.
Land Use Mix / Balance / Service Thresholds	1	The development would not contribute to a better mix of land uses.

Accessibility	2	There is a bus stop within 600m from the site, on North Deeside Road. The route has regular bus services with the 19, 119, 201, 202, 203
Proximity to facilities - shopping / health / recreation.	1	The closest facilities are located in Peterculter, over 800 metres from the site. The site is over 800 metres from Milltimber School.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Paths in close proximity to the site. The closest is the Deeside line, approx.. 600 meters to the south. There are footpaths into the adjacent woods.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site
Contamination	3	There are no know areas of contamination on site.
Land Use Conflict	3	There is no know land use conflict. The area is zoned for residential in the extant local development plan.
Physical Infrastructural Capacity	3	The proposer indicates there is capacity for water and wastewater, connections will be required. The proposed indicated there are connections to gas and electricity.
Physical Infrastructure Future	3	The proposer indicates high speed broadband will be included as part of the development. Low and zero policy will be accommodated through a fabric first approach, and the appropriate technologies at the time of development.
Service Infrastructure Capacity	2	The site is zoned to Milltimber Primary School, which is forecast to be over capacity by 2020, and Cults Academy, which will be over capacity by 2021.
Other Constraints	3	There are no known other constraints

B0928 – Land to the West of Malcolm Road

SITE NUMBER: B09/28		NAME of SITE: Land to the West of Malcolm Road.
Nature of the proposal:	10 residential units	
Checklist Score:	49	
Constraints:	Green Belt, accessibility.	
Recommendation:	Undesirable	
<p>Justification</p> <p>This is a proposal for a small residential development. The site is within the Green Belt and is considered to be undesirable for development. The site is located close to the River Dee and Culter Burn SAC and the Culter Burn LNCS. Development on this site would also (without mitigation measures) impact on the surrounding landscape. However, the main issue with this site is its isolation from public transport, services, facilities and employment opportunities. It is unrelated to the closest main settlement of Peterculter and is likely to be almost entirely car dependent.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography and an existing linear collection of residential buildings to the east.
Aspect	3	The site is south-west facing.
Slope	3	The gradient of the site is fairly gentle sloping from north-east to south-west at approximately 1 in 20.

Flood risk	3	The Culter Burns runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn is noted as forming the western and northern boundaries of the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	2	There are some small pockets of poor drainage evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	3	No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west of the site. Culter Burn is also a LNCS and is covered at this point by a Tree Preservation Order (ref 81).
Landscape Features	3	No woods, tree belts, hedges or stone walls are present.
Landscape Fit	2	Development of this site would intrude into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some scattered residential development in and around this site however, further development would appear sporadic and isolated. The existing woodlands to the west offer some protection of views from the North Deeside Road, however development on this site would be seen from Deeside Road.
Relationship to existing settlement	2	Development in this area would be isolated from the settlement of Peterculter to the south-east and unrelated to any settlement to the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of a small scale residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area.
Accessibility	1	Direct access to rail or bus network over 800 metres away (Route 19 Malcolm Road, Peterculter is the closest)

Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Shoddy / Waulkmill Road - Leuchar Burn Path is noted beyond the site to the west and an unnamed path is noted beyond the site to the east. There is a pavement to the west side of Malcolm Road.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known waste tipping or contamination present on or around this site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates there are connections to utilities.
Physical Infrastructure Future	3	The proposer indicates access to high speed broadband will be included as part of the development. Low and Zero Carbon generating technologies will be included appropriate at the time of development and a fabric first approach will be taken.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	Oil and Gas Notification Zone noted to the west.

B0929 – Guttrie Hill West

SITE NUMBER: B09/29		NAME of SITE: Guttrie Hill - West	
Nature of the proposal:	Residential (local; up to 5 units)		
Checklist Score:	41		
Constraints:	Green Belt, ancient woodland, nature conservation		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The bid proposes local scale development for 5 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located within SNH Ancient Woodland and would have adverse impact on the natural environment and landscape setting. Development located here would be poorly related to both the Peterculter and Milltimber settlements; it is poorly located in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent.</p>			

Criteria	Score	Justification
Exposure	3	Site is woodland area on a hill (Guttrie Hill). Golf course to the south, across Culter House Road. Agricultural/ grazing land to the east, private road on the western boundary bound by trees.
Aspect	3	South-facing on side of Guttrie Hill, overlooking golf course.
Slope	2	South-facing on side of Guttrie Hill. Approx. change 105m to 95m.
Flood risk	3	None shown.

Drainage	3	Site covered in woodland – appears well drained.
Built / Cultural Elements	3	None.
Natural Conservation	1	Site located in Green Belt and Green Space Network. Site located in Peterculter Local Nature Conservation Site. Ancient Woodland + Semi-natural woodland. This LNCS comprises mostly upland birch woodland and other pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site. Bat survey may be required. Records of Red Squirrel on site (NESBReC)
Landscape Features	1	The woodland is a prominent feature in the area and includes mature trees
Landscape Fit	1	Site on slope of a hill; this is a prominent location but woods to south shelter from long views. Proposed development occupies part of site.
Relationship to existing settlement	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6km to the south. Site detached from the settlement by woodland and golf course.
Land Use Mix / Balance / Service Thresholds	1	Small scale residential in line with local uses.
Accessibility	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6km to the south. Nearest bus stop is 800m south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood on western boundary.
Proximity to facilities - shopping / health / recreation.	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6km to the south. Nearest bus stop is 800m south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 800m south.
Direct footpath / cycle connection to community	2	Core Path delineates site (51 – Guttrie Hill).

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Rural/ agricultural area.
Physical Infrastructural Capacity	3	Wastewater and water capacity according to Bid form
Physical Infrastructure Future	3	Wastewater and water capacity according to Bid form
Service Infrastructure Capacity	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	1	Class 2 Radon. Old quarry, Guttrie Hill. There appears to be some recreational use of the site.

B0930 – Guttrie Hill East

SITE NUMBER: B09/30		NAME of SITE: Guttrie Hill (East)
Nature of the proposal:	Commercial/ Employment (major; 2.7ha petrol and energy refueling station)	
Checklist Score:	43	
Constraints:	Natural conservation, Landscape features, Relationship to existing Settlements, Accessibility (Public transport networks)	
Recommendation:	Undesirable	
Justification:		
<p>This site area covers approximately 2.7 hectares of former woodland. Its proposed use is for a vehicle refuelling station, hydrogen station and business startup units. The refuelling station would provide electric charging points in addition to more conventional conventional petrol and diesel pumps. Ancillary retail facilities would also be incorporated, as is customary within petrol stations of this nature. Alongside the refuelling station, support would be provided to start up business units that could either be let or purchased. These units would provide opportunities for local businesses and could provide a range of different opportunities including smaller industrial processes. At this point the uses are not defined, but are restricted to classes 4, 5 or 6.</p> <p>Aberdeen City and Shire Strategic Development Plan 2014 as well as Aberdeen City's Local Transport Strategy 2016-2021 advocate support for, and greater numbers of, ultra-low and low emission vehicles. The introduction of a refuelling station at this location does not assist such objectives as it is first and foremost a fossil fuel station with electric vehicle charging points appearing to be a bolt on.</p> <p>The site is of diminished biodiversity following the felling of all trees, however it is still classed as ancient woodland. The site is fairly isolated, sitting on the northern outskirts of Peterculter, 900 meters from the North Deeside Road. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important Green Belt function. This will become more important once the AWPR is opened. The proposals promise to incorporate improvements to nearby Core Paths. However, access via public transport is very poor and the only feasible means of reaching the site appears to be via car through the nearby AWPR junction.</p>		

Criteria	Score	Justification
Exposure	2	Site is open, south facing slope with Guttrie Wood to the west enjoying only limited shelter from northerly winds.
Aspect	3	Generally south-east facing to east of Guttrie Hill, overlooking golf course.
Slope	2	Rolling, between 100-105 meters east to west.
Flood risk	3	None known.
Drainage	3	Sustainable Urban Drainage will be incorporated within the development to attenuate increased surface water from the development.
Built / Cultural Elements	3	None found.
Natural Conservation	1	Site located in Green Belt and Green Space Network. Ancient Woodland + Semi-natural woodland has been felled. Potential loss or disturbance to wildlife habitats and species resultant from development. Records of Red Squirrel on site (NESBReC).
Landscape Features	2	Site sits near the top of a small ridge in rolling wooded countryside with a very rural feel. Former woodland area with some trees around the edge of the site.
Landscape Fit	1	Site in the countryside; woods to the south and west shelter from long views. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important Green Belt function. This will become more important once the AWPR is opened.
Relationship to existing settlement	1	Does not fit with surrounding area. Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6km to the south. Site detached from the settlement by woodland and golf course.

Land Use Mix / Balance / Service Thresholds	3	Fuel station adjacent to AWPR. Encourages conventional petrol, diesel vehicles as well as more sustainable fuel sources.
Accessibility	1	Culter House Road from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood near site boundary.
Proximity to facilities - shopping / health / recreation.	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6 km to the south. Nearest bus stop is 805 meters south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 1.6 km south.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path (51 - Guttrie Wood) close to the site as will Aspirational Path 4.
Proximity of employment opportunities.	2	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None discernable.
Land Use Conflict	2	Rural/ agricultural area into which a filling station does not fit well. Does complement nearby AWPR.
Physical Infrastructural Capacity	1	Site has no connections to electricity or gas with both having to be provided.
Physical Infrastructure Future	3	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76%. Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%. The proposed development would not impact on these.
Service Infrastructure Capacity	1	Wastewater and water capacity according to Bid form; Scottish Water search facility unable to find. Wastewater nor water capacity cannot be confirmed for the proposed development.
Other Constraints	3	Adjacent to land acquired for AWPR.

B0931 – Friarsfield Woodley

SITE NUMBER: 09/31		NAME of SITE: Friarsfield Woodley
Nature of the proposal:	Rezoning from Green Belt to Residential. Formation of access link is proposed.	
Checklist Score:	60	
Constraints:	Flooding and drainage	
Recommendation:	Undesirable	
Justification:		
<p>The site which has been submitted as a bid proposes re-zoning an area of land to the west of Opportunity Site OP41 Friarsfield from Green Belt to Residential. This will enable the formation of an access road to the existing development site. The small area of land (0.1ha) currently sites an existing dwellinghouse. The proposal scores well – the nature of it means there is limited impact on services and facilities. However, the proposal is unnecessary – access arrangements to the Friarsfield development are set out in the Friarsfield Development Framework and there is no need to depart from this.</p>		

Criteria	Score	Justification
Exposure	3	Site is an existing dwellinghouse and curtilage. Some trees/shrubs delineate the site.
Aspect	3	Generally south-east facing, overlooking Friarsfield development site.
Slope	3	Site area small; contour lines suggest land slopes to south-east.
Flood risk	2	Surface water flood risk from burn that runs along north boundary.

Drainage	2	The site is low lying and there are surface water issues around the burn and on Kirk Brae itself/
Built / Cultural Elements	3	Adjacent to major development site.
Natural Conservation	2	Site located in Green Belt/ GSN. Existing dwellinghouse and curtilage. Bat survey may be required. A number of Designated Species recorded in proximity of site boundary. There would be some tree loss.
Landscape Features	3	House, garden and modest tree cover on site
Landscape Fit	3	Site lies within Lower Deeside Character Area. Site sits adjacent to OP41 Friarsfield.
Relationship to existing settlement	3	Site is located north of Cults. Site sits adjacent to OP41 Friarsfield.
Land Use Mix / Balance / Service Thresholds	3	Not relevant to this proposal.
Accessibility	3	N/A proposals are for formation of access road. Road access. No pavements, no cycle lane. Closest bus stop is 600m (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	3	N/A proposals are for formation of access road. Site is located on outskirts of city area; Cults Medical Centre is 2.5km south and Great Western Medical Practice is 2.5km east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	N/A - proposals are for formation of access road. Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.

Proximity of employment opportunities.	3	N/A - proposals are for formation of access road. PrimeFour at Kingswells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.
Contamination	3	None shown.
Land Use Conflict	3	N/A - proposals are for formation of access road.
Physical Infrastructural Capacity	3	N/A
Physical Infrastructure Future	3	N/A - proposals are for the formation of an access road. Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104% School provision at Countesswells to be delivered longer term.
Service Infrastructure Capacity	3	N/A
Other Constraints	3	N/A

B0932 – Hillhead of Countesswells

SITE NUMBER: 09/32		NAME of SITE: Hillhead of Countesswells	
Nature of the proposal:	Residential (local; 4 units)		
Checklist Score:	43		
Constraints:	Trees, connectivity		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The bid proposes local scale development for 4 residential units. The site is located within Green Belt within the defined curtilage of an existing dwellinghouse, Hillhead. The site is poorly related to both the Cults settlement and the western edge of the City in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent. It may result in the loss of locally significant trees and would appear sporadic and isolated in a rural context</p>			

Criteria	Score	Justification
Exposure	3	Planting on-site, well screened from Countesswells Road. Open fields surround the site, with Denwood to the north.
Aspect	2	Well screened; slopes to the east.
Slope	2	Easterly, approx. 1:11/ 9% slope.
Flood risk	3	None shown.

Drainage	3	Site is sloping and appears to be well drained.
Built / Cultural Elements	2	Stone dykes bound the site.
Natural Conservation	2	Site located in Green Belt and Green Space Network. Denwood LNCS located north, across Countesswells Road. Records of Red Squirrel in proximity of the site (NESBReC). The site is very well wooded with a wide variety of trees.
Landscape Features	2	The trees in and around the site are a significant landscape feature.
Landscape Fit	2	Site lies within Lower Deeside Character Area. Whilst it is fairly close to the city, this area has a very rural character.
Relationship to existing settlement	1	Site is located outside of city area, west of Craigiebuckler/Braeside and north of Cults. Development here would appear sporadic and isolated from the main urban areas.
Land Use Mix / Balance / Service Thresholds	1	Rural location. Major mixed-use masterplan site (Countesswells) being built out will add different uses in long term. Cults and Craigiebuckler/Braeside in proximity.
Accessibility	1	Road access. No pavements, no cycle lane. Closest bus stop is 500m (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	1	Site is located on outskirts of city area; Cults Medical Centre is 2.4km south and Great Western Medical Practice is 2.4km east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.
Proximity of employment opportunities.	1	PrimeFour at Kingswells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.

Contamination	3	None shown.
Land Use Conflict	3	Site located in the Green Belt. Small scale/ dispersed rural housing in the area consistent with proposal.
Physical Infrastructural Capacity	2	Proposer indicates some infrastructure capacity
Physical Infrastructure Future	2	Proposer indicates some infrastructure capacity
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% School provision at Countesswells to be delivered longer term.
Other Constraints	3	None known.

B0933 – Cadgerford

SITE NUMBER: B0933		NAME of SITE: Cadgerford/Backhill/Damhead
Nature of the proposal:	Mixed used development (750-900 housing units and 9-10 hectares of employment land)	
Checklist Score:	Backhill: 48 Cadgerford: 46	
Constraints:	Green Belt, Pipelines, flooding	
Recommendation:	Undesirable	
Justification:		
<p>The proposal, a large mixed site for 750-900 residential units and 9-10 hectares of employment land that crosses the Aberdeen City and Aberdeenshire Council local authority area. Backhill and most of Cadgerford falls in Aberdeen City Council's area, while Damhead sits in Aberdeenshire's local authority area. Backhill and Cadgerford form the majority of the site, and will include around 6 hectares of employment land, the housing numbers are not broken down between the Aberdeen City and Aberdeenshire areas.</p> <p>The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and a small area is located in the inner consultation zone. There are fewer constraints in terms of type of employment land that can be developed within the middle consultation zone of the pipeline.</p> <p>The Brodiach Burn is located to the west of the site and there is a significant area of the site at risk from flooding. The landscape surrounding Westhill is rolling agricultural and development in this location would be visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the Green Belt function of maintaining their separate identities and landscape setting. Development would also have a significant impact on services in Westhill. Allocating this site for development is mainly going to impact on Westhill, which is within Aberdeenshire. For this site to be allocated there would need to be collaborative working between Aberdeen City and Aberdeenshire Councils. On its own this site does not relate well to the settlement of Westhill. Development of this scale (although technically in Aberdeen) would have to be considered as an expansion of Westhill.</p> <p>The material submitted with the bid includes the updated Westhill Capacity Study 2014, this identifies the area as 'most suitable for development'. The same study also notes the safeguarded areas for the major gas and oil pipelines restrict the amount and type of development that can take place within the consultation zones. To remove this constraint it would be necessary to explore the possibility of relaying the pipelines in thicker walled pipe, which may reduce the overall consultation distance. Relaying the pipes would entail considerable expense and interruption to the supply of materials from the North</p>		

Sea. If this was considered a viable option then sufficient pipe would need to be replaced to take account of further future development of Westhill beyond the scope of this Study.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Further information was submitted comprising an addendum to the development strategy focusing on landscape and visual appraisal, pipeline consultation zone, education, land use and density and growth.

Criteria	Score	Justification
Exposure	1	Backhill: There is little shelter provided from topography.
	1	Cadgerford: There is little shelter provided from topography or vegetation. There are no tree belts to the north.
Aspect	2	Backhill: The site is north east facing and the western section is relatively flat.
	2	Cadgerford: The site is west facing with a very gentle slope.
Slope	3	Backhill: The northern part of slopes up south east towards Backhill, while the west is flatter. The slope is not more than 1 in 12 for most of the site
	3	Cadgerford: The site is relatively flat which few undulations.
Flood risk	1	Backhill: There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas.
	1	Cadgerford: There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas.

Drainage	3	Backhill: There are no known drainage issues.
	2	Cadgerford: There is a drain running east to west into the Brodiach Burn, there is flooding associated with this. There are two wetland areas to the south of the site. Outwith these areas, the site appears freely drained.
Built / Cultural Elements	3	Backhill: The sites and monuments record notes Bishopdams, a standing structure, to the south of the site. There are no built or cultural designations on site, therefore, there will be no loss of built or cultural elements.
	3	Cadgerford: A standing structure (Cadgerford) is identified on the sites and monuments record, to the west of the site. Development may result in the loss of a vernacular building, but the impact will not be significant.
Natural Conservation	3	Backhill: There are no nature conservation designations on site. The woodland to the immediate south east of the site is ancient woodland, and contains priority habitats. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC).
	2	Cadgerford: The woodland abutting the southern edge is designated as Ancient Woodland and provides priority habitat. On site to the south there are two areas of priority habitat. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC).
Landscape Features	2	Backhill: There may be loss to field boundary stone dykes due to development.
	2	Cadgerford: There may be loss to field boundary stone dykes due to development.
Landscape Fit	2	Backhill: Development in this location would impact on the rolling agricultural landscape to the south of Westhill. Development would be visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the Green Belt function of maintaining their separate identities and landscape setting.
	2	Cadgerford: Development in this location would impact on the rolling agricultural landscape to the south of Westhill. Development would be visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the Green Belt function of maintaining their separate identities and landscape setting.
Relationship to existing settlement	2	Backhill: The proposal would be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.
	2	Cadgerford: The proposal would be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.

Land Use Mix / Balance / Service Thresholds	1	Backhill: The proposal includes a mix on employment and residential uses, both of which are catered for in Westhill. The proposed uses would not add to the existing mix.
	1	Cadgerford: The proposal includes a mix on employment and residential uses, both of which are catered for in Westhill. The proposed uses would not add to the existing mix.
Accessibility	2	Backhill: There is a bus stop on the A944 which is serviced by the N17, 218 and 220, and another within Arnhall Business Park off the B9119
	2	Cadgerford: There is a bus stop within the Arnhall Business Park off the B9119.
Proximity to facilities - shopping / health / recreation.	2	Backhill: Doctors surgery and Tesco are located within 800m from the site in Arnhall Business Park
	2	Cadgerford: There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site. The masterplan for the site indicates there will be a mixed use core, where facilities will be available.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Backhill: A Core Path runs along the A944. There are no footpaths connecting to this site.
	2	Cadgerford: A Core Path runs along the A944. There are no footpaths connecting to this site.
Proximity of employment opportunities.	3	Backhill: Arnhall Business Park in located in close proximity to the site.
	3	Cadgerford: Arnhall Business Park in located in close proximity to the site.
Contamination	3	Backhill: There is no known contamination on site.
	3	Cadgerford: There is no known contamination on site.
Land Use Conflict	3	Backhill: There is no know land use conflict.
	3	Cadgerford: There is no know land use conflict.
Physical Infrastructural Capacity	3	Backhill: There is no known constraint to infrastructure capacity.
	3	Cadgerford: There is no known constraint to infrastructure capacity.

Physical Infrastructure Future	3	Backhill: Thinkbroadband notes fibre is available in the area. Development will adhere to low and zero carbon policy. No information provided on heat networks.
	3	Cadgerford: Thinkbroadband notes fibre is available in the area. Development will adhere to low and zero carbon policy. No information provided on heat networks.
Service Infrastructure Capacity	2	Backhill: The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.
	2	Backhill: The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.
Other Constraints	2	Backhill: There are pipelines within the site. The presence of the pipeline and the consultation zone will impact on how much housing can be accommodated on this site.
	2	Cadgerford: There are pipelines within the site. The presence of the pipeline and the consultation zone will impact on how much housing can be accommodated on this site.

B0934 – Kennerty Farm

SITE NUMBER: 09/34		NAME of SITE: Kennerty Farm	
Nature of the proposal:	Residential development (25 units covering 3.6 hectares)		
Checklist Score:	48		
Constraints:	Green Belt, Green Space Network, flooding, pipeline		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This small scale residential site would be located on land currently zoned as Green Belt and Green Space Network. This site is considered to be undesirable for development. Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter. Burnside Road is an easily identifiable and logical Green Belt boundary in this area. Flooding is also a concern, and a pipeline sits over the western side of the site.</p>			

Criteria	Score	Justification
Exposure	2	There is some degree of shelter provided by topography and tree belts.
Aspect	2	The site is east facing.
Slope	3	The site is very gently sloping, but does rise to a higher shoulder off site
Flood risk	2	The SEPA flood maps indicate localised surface water flood risk in south-east corner. The Culter Burn is located to the east, across Burnside Road which joins River Dee further east. The Culter Burn is subject to flooding. To the north and south of the site there are areas of flooding with

		further patches of flooding to the west. Development is the site may cause further flooding both on and offsite.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	No expected loss or disturbance to built and cultural heritage. The bridge at the Deeside Line outside of the site to the south-east corner, is noted in the sites and monuments record.
Natural Conservation	2	The site falls is zoned as Green Belt and Green Space Network. There are two local nature conservation sites in close proximity, the Deeside Line delineates the site on its southern boundary. 80 metres to the north is the Culter Burn (Special Area of Conservation). Several Designated Species recorded in proximity of the site area (NESBReC). Site associated with bat habitat/activity.
Landscape Features	3	No loss or disturbance expected to woods, tree belts, hedges or stone walls.
Landscape Fit	2	The site forms part of the Green Belt - development in the area is contained by the existing road network. Burnside Road is an easily identifiable and logical Green Belt boundary is this area.
Relationship to existing settlement	2	The site abuts the existing development edge of Peterculter, so is reasonably well related.
Land Use Mix / Balance / Service Thresholds	1	Development is unlikely to contribute to a better mix or balance of land uses - it adds to pre-existing residential development.
Accessibility	2	The closest bus stop is on North Deeside Road. This is serviced by the 19, 201, 202, 203 The vehicular access border the site (Burnside Rd/ Kennerty Rd) is narrow and speed limits are in place (30mph). There is narrow passing under railway bridge to the south, and Category B listed Kennerty Bridge to the north
Proximity to facilities - shopping / health / recreation.	2	Peterculter district centre is approx. 350m south-west of the site at North Deeside Road, 650 meters to walk due to the road lay out. Peterculter Medical Practice is located at Coronation Road, around 1.6 kilometers north-east.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	The Deeside Line Core Path 66 is located just south of the site. This links to Peterculter District Centre.
Proximity of employment opportunities.	1	There are no employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known contamination onsite. Off site there are potentially contaminated areas to the north
Land Use Conflict	3	There is no known land use conflict. The land appears to still be in agricultural use.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections.
Physical Infrastructure Future	3	The proposer indicates the development will have access to high speed broadband. The method and equipment used will comply with the low and zero carbon policy and will be determined at detailed planning stage.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School, which has capacity, and Culter Academy, which is forecast to be overcapacity by 2021.
Other Constraints	2	Pipeline overlaps the site's western boundary line.

B0935 – Newmill

SITE NUMBER: 09/35		NAME of SITE: Newmill, Peterculter
Nature of the proposal:	Residential (50 units over 5.4 hectares)	
Checklist Score:	44	
Constraints:	Green Belt, Green Space Network, Topography,	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 50 housing units. This site is considered to be undesirable for development.</p> <p>This residential site would be located on a currently zoned Green Belt site. The site is situated to the south west of Peterculter. Development of the site could (without mitigation measures) impact upon the surrounding landscape, including a Local Nature Conservation Site and the Green Space Network. The site is remote from the urban edge of Peterculter and is not well connected to services and facilities. Its gateway location plays an important role in the setting of Peterculter and Aberdeen.</p>		

Criteria	Score	Justification
Exposure	2	The site is offered some degree of shelter due to topography. There are wooded areas to east and west. There is some tree planting to southern boundary and dispersed trees on the northern boundary.
Aspect	2	The site comes to a high point mid away therefore has south east and north facing slopes.
Slope	1	The slopes on site are steep, mostly being steeper than 1 in 12.

Flood risk	2	SEPA flood maps indicate there is some small scale surface water flooding on site.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	There would be no expected loss or disturbance of built or cultural elements. The sites and monuments record indicate a standing structure off site to the north. The Peterculter War Memorial is offsite to the north east. Beyond this is the Rob Roy road bridge and statue
Natural Conservation	2	The site is adjacent to the Culter Burn Local Nature Conservation Site. The Culter Burn is part of a Special Areas of Conservation. This sits to the east of the site. The trees abutting the eastern boundary within the LNCS are designated ancient woodland and form tree preservation order 80. The site is within the Green Space Network. Protected Species may be an issue. Designated Species also recorded in proximity to the site area.
Landscape Features	2	The trees offsite, and the stone dyke boundaries are features which may be disturbed by development.
Landscape Fit	1	The site sits in the Green Belt and forms a green gateway to Peterculter. The site is within the Dee Valley, one of Aberdeen's distinctive and defining features. The development would significantly intrude into the landscape, being visible from the A93 and rural roads on its southern edge.
Relationship to existing settlement	1	Development would be isolated from the existing settlement of Peterculter. The existing settlement is naturally bound to the west by the Culter burn and the woodland here. There is direct access from the site to the settlement via the North Deeside Road.
Land Use Mix / Balance / Service Thresholds	1	The development will not contribute to land use mix, nearby Peterculter being primarily residential.
Accessibility	2	There are several bus stops along North Deeside Road. The closets lies around 800 meters from the site, affording access to services 201, 202, 203 and 19.

Proximity to facilities - shopping / health / recreation.	2	Amenities are located in the Peterculter settlement, 800 meters east.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no Core Paths in proximity of the site. A narrow pavement leads from Peterculter along one side of North Deeside Road. The 30 mph speed limit reduction is effective in front of site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site.
Contamination	3	There is no known contamination on site. Offsite to the north and east there are areas of potential contamination.
Land Use Conflict	3	There is no known land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water connections, and gas and electricity connections on site.
Physical Infrastructure Future	3	The proposer indicates the development has access to high speed broadband. The method and equipment used to comply with the low and zero carbon policy will be determined at detailed planning stage.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School, which has capacity, and Cults Academy, which is forecast to be overcapacity by 2021.
Other Constraints	3	There are no other known constraints.

B0936 – Treespark 1, Pitfodels

SITE NUMBER: B09-36		NAME of SITE: Treespark 1, Pitfodels
Nature of the Proposal	Residential (local; 6-10 units)	
Checklist Score:	47	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for 6-10 units. The site is located within the Green Belt separating north of Cults from the main urban area of Aberdeen and falls within the Pitfodels Conservation Area. It is in limited reach from public transport and community facilities.</p> <p>The conservation area character and appearance is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p> <p>Due to its size, the development would not facilitate the delivery of additional community facilities or a variety of uses to the area. The development is distant from significant employment opportunities in the City area and not well connected to services and facilities. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. The site is undesirable and it is recommended that it remains as Green Belt.</p>		

Criteria	Score	Justification
Exposure	3	Some shelter to north with boundary planting and Craigton Road running east-west. Treespark/ Westwood House provide shelter within site.
Aspect	3	South facing, gentle slope.
Slope	2	5% (1:20) slope
Flood risk	3	None shown
Drainage	3	The site appears to be well drained
Built / Cultural Elements	2	Existing dwellings on site, no Listed Buildings or Scheduled Monuments. Drystane dykes bound site on north and south sides. The site is within the Pitfodels Conservation Area.
Natural Conservation	2	Site located in Green Belt at present. Part of site included in Green Space Network. Bat survey may be required (NESBRec).
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. Well-screened by boundary planting. There are a number of mature trees on site.
Landscape Fit	1	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.
Relationship to existing settlement	2	Located north of the Cults settlement. Site is located west of the main Aberdeen City area accessing the City via Craigton Road/ Airyhall Road.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.

Accessibility	2	Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 300m south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.
Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.67 (Rocklands Road) delineates site to the south.
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (1 mile /1.6km south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	None shown.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	2	There are pylons crossing the site.

B0937 – Treespark 2, Pitfodels

SITE NUMBER: B09-36		NAME of SITE: Treespark 2, Pitfodels
Nature of the Proposal	Residential (local; 40 units)	
Checklist Score:	47	
Constraints:	Green Belt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The proposal is for 40 units. The site is located within the Green Belt separating north of Cults from the main urban area of Aberdeen and falls within the Pitfodels Conservation Area. It is in limited reach from public transport and community facilities.</p> <p>The conservation area character and appearance is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p> <p>Due to its size, the development would not facilitate the delivery of additional community facilities or a variety of uses to the area. The development is distant from significant employment opportunities in the City area and not well connected to services and facilities. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. The site is undesirable and it is recommended that it remains as Green Belt.</p>		

Criteria	Score	Justification
Exposure	3	Some shelter to north with boundary planting and Craigton Road running east-west. Treespark/ Westwood House provide shelter within site.
Aspect	3	South facing, gentle slope.
Slope	2	5% (1:20) slope
Flood risk	3	None shown
Drainage	3	The site appears well drained
Built / Cultural Elements	2	Existing dwellings on site, no Listed Buildings or Scheduled Monuments. Drystane dykes bound site on north and south sides. The site is within the Pitfodels Conservation Area.
Natural Conservation	2	Site located in Green Belt at present. Part of site included in GSN. Bat survey may be required (NESBRec).
Landscape Features	2	Located in the 'Lower Deeside' Landscape Character Area. Well-screened by boundary planting.
Landscape Fit	1	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.
Relationship to existing settlement	1	Located north of the Cults settlement. Site is located west of the main Aberdeen City area accessing the City via Craigton Road/ Airyhall Road.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.
Accessibility	2	Accessed primarily by vehicle via Craigton Road/ Airyhall Road.

		Nearest bus stop is 300m south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.
Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.67 (Rocklands Road) delineates site to the south.
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (1 mile /1.6km south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	None shown.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	2	There are pylons crossing the site.

B0938 – Lovers’ Walk

SITE NUMBER: 09/38		NAME of SITE: Lovers’ Walk	
Nature of the proposal:	Residential (local; 10-12 units over 2.4 hectares)		
Checklist Score:	46		
Constraints:	Green Belt, Green Space Network,		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates up to 12 units could be provided over a 2.4 hectare site (as detailed above). The site is considered to be undesirable for development. The site is abuts the River Dee Special Area of Conservation. Development on this site would also impact on the surrounding River Dee valley landscape, and any development would only be partially related to the main settlement of Culter.</p>			

Criteria	Score	Justification
Exposure	3	Located on the floodplain of the River Dee to the south. Bound to the north by the Old Deeside Line. Good shelter from northerly winds.
Aspect	3	Contour lines roll southward into the Dee river valley. Site generally slopes southward.
Slope	2	From north-south toward River Dee (contour lines indicate between 20m-30m).
Flood risk	2	The site is adjacent to the River Dee but largely sits well above it. A small area of the south east of the site is subject to flooding.

Drainage	2	Drainage issues on site have been highlighted.
Built / Cultural Elements	3	Some residential development to the east. Large Deeside properties to the north fronting onto N Deeside Rd.
Natural Conservation	1	Part of the Green Space Network. There are Local Nature conservation Sites abutting the north at Old Deeside Line, and south at the River Dee, which is also a Special Area of Conservation. Bat survey may be required (NESBReC).
Landscape Features	2	Part of the River Dee 'Valley' prime landscape character area.
Landscape Fit	1	Development would intrude into surrounding landscape and would compromise the largely open setting of the River Dee. The Deeside Line to the north is a well defined and robust Green Belt boundary.
Relationship to existing settlement	2	Close to the North Deeside Road, limited opportunity for settlement growth to the south due to River Dee. Any development would only be partially related to the main settlement of Culter which is separated by the Deeside Line.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, existing uses mainly comprise residential as well as Camphill School. Thus, little contribution to land use mix.
Accessibility	2	Cycle & Core Path – Old Deeside Line (no.66). Access proposed via Pittengullies Brae which stems from the A93. Nearest bust stop 480 meters away on North Deeside Road.
Proximity to facilities - shopping / health / recreation	2	800 meters to Culter district centre shops and amenities, less than 400 meters to A93 where bus route passes.
Direct footpath / cycle connection to community	3	Core Path and LNCS adjacent to site (Old Deeside Line), as well as main vehicular route to/from Aberdeen City to the north (A93).

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	3	No conflicts are likely.
Physical Infrastructural Capacity	3	Connections to electricity and gas utilities. Waste water and water capacity.
Physical Infrastructure Future	3	High speed broadband is available. Development will accord with low and zero carbon policy.
Service Infrastructure Capacity	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None.

B0939 – Peterculter East 1

SITE NUMBER: 09/39		NAME of SITE: Peterculter East 1	
Nature of the proposal:	Residential (local; 100 units)		
Checklist Score:	47		
Constraints:	Drainage, Green Belt, Green Space Network		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that around 100 units could be provided. The site is considered to be undesirable for development. The site is located near to the River Dee Special Area of Conservation and abuts the Old Deeside Line Local Nature Conservation Site. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Culter. This is part of an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities. This function becomes even more important now the Aberdeen Western Peripheral Route is open. The site also appears to have surface water drainage issues.</p>			

Criteria	Score	Justification
Exposure	3	Trees to north and south of the site; east side exposed. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope as site is located on floodplain of Dee.
Flood risk	2	Some risk of surface water flooding though the middle of the site.

Drainage	1	The site is identified by SEPA as at risk from surface water flooding. This is due to poor localized drainage infrastructure.
Built / Cultural Elements	3	Camphill located to the south of the site's boundary.
Natural Conservation	1	Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area.
Landscape Features	2	Site is sheltered by trees which are a significant landscape feature.
Landscape Fit	1	Some residential properties to the west and school to the south. Very well seen from the B979. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to North Deeside Road, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, located near school (private) and existing residential use. Little contribution to a balance of land uses.
Accessibility	3	Cycle & Core Path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 (no's 119, 201, 202, 203, 19) with the closest bus stop lying 320 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Located in Green Belt, adjacent to SAC and on floodplain. The site is currently identified as Green Space Network, which it will negatively impact.
Physical Infrastructural Capacity	3	The site has connections to electricity and gas utilities. Waste water and water capacity according to Bid form
Physical Infrastructure Future	3	Thinkbroad band notes fibre is available in the area. Proposals will be built in accordance with low and zero carbon policy.
Service Infrastructure Capacity	2	Culter Primary School – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None.

B0940 – Peterculter East 2

SITE NUMBER: 09/40		NAME of SITE: Peterculter East 2	
Nature of the proposal:	Residential (local; up to 30 units over 2 hectares)		
Checklist Score:	47		
Constraints:	Green Belt, Green Space Network		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that up to 30 units could be provided over the 2 hectare site. The site is considered to be undesirable for development. The site is located near to the River Dee Special Area of Conservation and abuts the Old Deeside Line Local Nature Conservation Site. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Culter. This is an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities. This function becomes even more important now the AWPR is open.</p>			

Criteria	Score	Justification
Exposure	3	Trees to north and south of the site; east side exposed. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope.
Flood risk	2	Some risk of surface water flooding

Drainage	1	The site is identified by SEPA as at risk from surface water flooding. This is due to poor localized drainage infrastructure.
Built / Cultural Elements	3	Camphill School located to the south of the site's boundary.
Natural Conservation	1	Local Nature Conservation Site on north side (Old Deeside Line), and River Dee LNCS/ SAC to the south. Bat survey may be required, a number of Designated Species recorded in proximity of the site (NESBReC).
Landscape Features	2	Site is sheltered by trees, which are a significant landscape feature
Landscape Fit	1	Some residential properties to the west and school to the south. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to the North Deeside Road, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, located near school (private) and existing residential use. Little contribution to a balance of land uses.
Accessibility	3	Cycle & Core Path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 (no's 119, 201, 202, 203, 19) with the closest bus stop lying 320 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93.
Direct footpath / cycle connection to community	3	Core Path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Located in Green Belt, adjacent to SAC and floodplain. The site is currently identified as Green Space Network, which it will negatively impact.
Physical Infrastructural Capacity	3	The site has connections to electricity and gas utilities, and waste water and water capacity according to Bid form.
Physical Infrastructure Future	3	Thinkbroad band notes fibre is available in the area. Proposals will be built in accordance with low and zero carbon policy.
Service Infrastructure Capacity	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None.

B0941 – Peterculter East 3

SITE NUMBER: 09/41		NAME of SITE: Peterculter East 3
Nature of the proposal:	Mixed Used (medium; 50 units over 7.3 hectares)	
Checklist Score:	49	
Constraints:	AWPR, Green Belt, Green Space Network, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 50 homes, complemented by a business park, could be delivered on the 7.3 hectare site (see above). The site is considered to be undesirable for development. The site is located in close proximity to the River Dee Special Area of Conservation and abuts the Old Deeside Line Local Nature Conservation Site.. Development on this site would also impact on the surrounding landscape as it would be very prominent from the AWPR corridor, and any development would only be partially related to the main settlement of Culter. This is an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.</p>		

Criteria	Score	Justification
Exposure	3	Trees to north (Old Deeside Line) and south (Camphill Estate) of the site; east side exposed looking onto B979/AWPR. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope.

Flood risk	2	Some risk of surface water flooding.
Drainage	1	The site is identified by SEPA as at risk from surface water flooding due to poor localized drainage Infrastructure.
Built / Cultural Elements	3	Camphill school located to the south of the site's boundary
Natural Conservation	1	Local Nature Conservation Site on north side (Old Deeside Line), and River Dee Local Nature Conservation Site / Special Area of Conservation to the south. Bat survey may be required, a number of Designated Species found in proximity to the site area (NESBReC).
Landscape Features	2	Site is sheltered by trees, which are a significant local feature
Landscape Fit	1	Some residential properties to the west and school to the south. Slight intrusion into the surrounding Landscape. Close proximity to AWPR. This is an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to the N Deeside Rd, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	2	Formation of a business park proposed in addition to housing. Existing school located nearby as well as residential use.
Accessibility	3	Cycle & Core Path – Old Deeside Line (no.66), Pittengullies Brae stems from A93. B979 runs to the east of the site – and AWPR. Bus service runs along A93 (no's 119, 201, 202, 203, 19) with nearest bus stops lying 640 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1 mile to district centre shops and amenities, but less than 400m to A93.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path and Local Nature Conservation Site adjacent, as well as main route to/from Aberdeen City to the north.
Proximity of employment opportunities.	2	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities. Site will provide limited business opportunities.
Contamination	3	None shown.
Land Use Conflict	2	Located in Green Belt, adjacent to Special Area of Conservation and River Dee floodplain. Close to the Aberdeen Western Peripheral Route corridor.
Physical Infrastructural Capacity	3	Site has connections to electricity and gas utilities and waste water and water capacity.
Physical Infrastructure Future	3	Thinkbroad band notes fibre is available in the area. Proposals will be built in accordance with low and zero carbon policy.
Service Infrastructure Capacity	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None.

B0942 – Milltimber South

SITE NUMBER: 09/42		NAME of SITE: Milltimber South
Nature of the proposal:	Mixed-Use comprising Residential (major; 90 units over 8.9 hectares.)	
Checklist Score:	49	
Constraints:	Landscape Fit	
Recommendation:	Undesirable	
Justification:		
<p>This large-scale development site would be located on a currently allocated site. The proposer indicates that 90 residential units over 8.9 hectares could be provided. The proposal is considered to be undesirable for development. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation. The site is also located within the Milltimber Primary and Cults Academy zone and these schools have little capacity to accommodate the additional children generated from the development.</p>		

Criteria	Score	Justification
Exposure	2	Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds.
Aspect	3	Sloping, south-facing toward River Dee.
Slope	2	Located north of the Old Deeside Line, slope is roughly 35m-40m
Flood risk	2	Small areas of surface water flood risk on the east and west sides of the site.

Drainage	3	No known issues. However, it is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site.
Built / Cultural Elements	2	Some exemplar Deeside properties along A93 North Deeside Road, no Listed Buildings. Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.
Natural Conservation	2	Adjacent to the Deeside Line which is an Local Nature Conservation Site. Records of Redwing within site and other Designated Species in proximity.
Landscape Features	2	AWPR located west of the site. Wide views of Deeside Valley. There is a stone wall to the southern boundary and trees along the southern and western boundaries. There are also some recently planted trees along the private road in the middle of the site.
Landscape Fit	1	'Valley' Prime Landscape area. Lower Deeside Landscape Character Area. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation.
Relationship to existing settlement	3	South side of Milltimber settlement. There is residential development on 3 sides of the site.
Land Use Mix / Balance / Service Thresholds	1	Large scale residential proposed, area is mostly residential and thus does little to contribute to a balance of land uses.
Accessibility	3	Located adjacent to A93 North Deeside Road at Milltimber. Pavements for pedestrian travel, cycle path, and vehicular route. Bus stops located on North Deeside Road (services 119, 201, 202, 203, 19) and are in close proximity.

Proximity to facilities - shopping / health / recreation.	2	320 meters to Milltimber School, 3.2 kilometers to Cults Academy. Over 2 kilometers to Peterculter or Bieldside neighborhood centers, over 1 kilometer to the Peterculter Medical Practice.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Pavement route along A93. Access to Old Deeside Line Core Path and Local Nature Conservation Site.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	No contamination or tipping present.
Land Use Conflict	3	Residential development should cause little conflict.
Physical Infrastructural Capacity	3	Site has connections to both electricity and gas utilities
Physical Infrastructure Future	3	Access to high speed broadband.
Service Infrastructure Capacity	2	Milltimber PS – 2019 98%; 2020 107%; 2021 115%; 2022 122% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known.

B0943 – Milltimber Farm

SITE NUMBER: 09/43		NAME of SITE: Milltimber Farm	
Nature of the proposal:	Residential (major; up to 70 units)		
Checklist Score:	46		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This ‘major development’ site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that around 70 units could be provided. The site is located near to the Deeside Old Railway Local Nature Conservation Site. Development on this site would also impact on the surrounding landscape – the area contributes to the separate identities of Peterculter and Milltimber. The site currently allows wide views of the Dee Valley and will be very visible from the Aberdeen Western Peripheral Route. It is considered to be undesirable for development.</p>			

Criteria	Score	Justification
Exposure	2	Trees to south of site along Old Deeside Line. North is road frontage on A93 North Deeside Road and east is B979.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	2	Gentle slope south to the River Dee.
Flood risk	2	Some risk of surface water flooding around the farm buildings.

Drainage	3	Site appears to be well drained
Built / Cultural Elements	3	Milltimber Farm buildings included in site boundary.
Natural Conservation	2	Local Nature Conservation Site on southern boundary (Old Deeside Line), and River Dee Local Nature Conservation Site / Special Area of Conservation beyond, south. Site located in Green Belt and Green Space Network. Bat survey may be required, a number of Designated Species recorded in proximity of site area (NESBReC)
Landscape Features	3	Some residential properties on the north side of the site. Currently open agriculture/ grazing land.
Landscape Fit	1	Located within 'Valley' Prime Landscape character area. Visible from the A93 and B979, and probably the AWPR to the east. The site currently allows wide views of the Dee valley which would be lost if development went ahead.
Relationship to existing settlement	1	Fronts onto the North Deeside Road and would be seen as a settlement expansion between Peterculter and Milltimber. Risk of coalescence. This is an important area which serves to separate Peterculter and Milltimber and maintain their individual identities.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed.
Accessibility	3	Cycle & Core Path – Old Deeside Line (no.66), A93, B979 runs to the east of the site – and AWPR. Bus services along A93 (no's 119, 201, 202, 203, 19)
Proximity to facilities - shopping / health / recreation.	2	Over 800 meters to the district centre shops and amenities in Peterculter. Medical practice is approximately 700 meter from the site.
Direct footpath / cycle connection to community	2	Core Path and Local Nature Conservation Site adjacent, as well as main route to/from Aberdeen City to the north.

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	2	Located in Green Belt and Green Space Network, close to Local Nature Conservation Site and Special Area of Conservation. There will be traffic noise from the A93 and Aberdeen Western Peripheral Route.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form
Physical Infrastructure Future	3	Thinkbroad band notes fibre is available in the area. Proposals will be built to accord with low and zero carbon policy.
Service Infrastructure Capacity	1	Milltimber Primary School – 2019 98%, 2020 107%, 2021 115%, 2022 122% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None

B0944 – Inchgarth Road

SITE NUMBER: 09/44		NAME of SITE: Inchgarth Road
Nature of the proposal:	Mixed-Use Development (major Residential (95 units of elderly/retirement housing), Retail (500m2) and Care Home (50-bed))	
Checklist Score:	45	
Constraints:	Conservation Area, Green Space Network, Tree Preservation order, Pylons, Slope, Local nature conservation site	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for a mixed used development comprising residential (95 units of elderly/retirement housing) and a 50 bed Care Home, along with 5 retail units of 100m2 each which support the proposed use. The indicative masterplan also shows a link road between Inchgarth Road and North Deeside Road.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults and falls within the Pitfodels Conservation Area. The conservation area character and appearance is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p> <p>The development sites is zoned as Green Belt, Green Space Network, and Tree Preservation Order covers the site. The slope within the site has a gradient greater than one in twelve and the site is bisected by the local nature conservation site and Core Path, the Deeside Line. This would somehow have to be crossed by the link road.</p> <p>Planning Permission in Principle (181224) was received in July 2018</p>		

Criteria	Score	Justification
Exposure	3	There is shelter provided by the existing trees on the northern and western boundaries. Some shelter is provided to east and south from wooded areas on either side of Inchgarth Road.
Aspect	3	The site is south/ south east facing.
Slope	1	The slope is steep over the site, being above 1 in 12.
Flood risk	2	The SEPA flood maps show there are three distinctive areas of flooding. In the northern field, the area next to the Deeside line floods. In the southern portion of the site, to the west flooding extends north to south, and a further area is recorded to the south. There is a culverted watercourse which runs through the eastern half of the site.
Drainage	2	There are no visible signs of poorly drained land. Due to the site topography drainage toward the site boundaries will have to be considered.
Built / Cultural Elements	1	<p>The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.</p> <p>There are no listed buildings on site. Pitfodels Station Building (former) Listed Cat C building is to east of the site and Inchgarth House Listed Cat C building is opposite the site, across Inchgarth Road. These are also recorded on the sites and monuments record. Two further features are present in the sites and monuments record, to the north at the North Deeside Road and to the south at Inchgarth Road there are marker/boundary stones.</p>
Natural Conservation	1	The site is within the River Dee Catchment Area but outwith the boundary of the Special Areas of Conservation . The Deeside Line, which bisects the site, is a local nature conservation site. Tree Preservation Order 237 covers the site, the site is Green Space Network, and Green Belt. There is ancient woodland beyond the site boundary to the south. Bat survey may be required. Protected Species may be an issue.

Landscape Features	2	The site is bordered by mature trees. There are stone dykes on site. There will be some potential loss or disturbance of these by development.
Landscape Fit	1	The site forms part of the Green Belt buffer function between Aberdeen and Cults, and provides significant visual separation between Garthdee and Lower Deeside which protects their separate identities. Areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area. The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road.
Relationship to existing settlement	1	The site sits in Green Belt at the western edge of Garthdee and the eastern edge of Cults. It appears isolated from both communities.
Land Use Mix / Balance / Service Thresholds	2	Proposed mix of uses are centered on catering for the elderly and a care home. The dominant land use in the area is residential. The development will contribute little to a better mix or balance of land uses.
Accessibility	3	There is a bus stop with regular bus services (19, N19, 119, 201, 202, 203) at North Deeside Road, within 400 metres of the site. To the east, within 800 metres of the site, there is a bus stop with regular service (1, N20)
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. The proposal indicates there will be retail accommodation on site (5 x 100m ² units).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 66 (Deeside Line) bisects the site, which leads to community facilities. Core Path 65 is offsite to the east, and links to Garthdee Commercial Centre.

Proximity of employment opportunities.	2	There are no significant employment opportunities with 1.6 kilometers of the site. The proposed development could create jobs in care home and retail units. However, as the proposal is for the elderly and/or retired they may not require employment opportunities.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There is no known land use conflict.
Physical Infrastructural Capacity	3	The proposed indicates there is waste water and water capacity. Gas and electricity is available near by.
Physical Infrastructure Future	3	High speed broadband is to be provide as part of the development. A heat network/district heating scheme will be examined, and low and zero generation technologies will be incorporate into the design.
Service Infrastructure Capacity	3	The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Due to the nature of the proposal it is unlikely school capacity will be an issue.
Other Constraints	2	Pylons are located on site. The proposed link road proposed to cross the Deeside Line via an overpass.

B0945 – Shepherd’s Retreat

SITE NUMBER: 09/45		NAME of SITE: Shepherd’s Retreat
Nature of the proposal:	Luxury camping development, comprising 36 no. Shepherd’s huts and a main building.	
Checklist Score:	40	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for 36 no. single storey shepherd huts and a main club house, to develop a luxury ‘glamping’ destination and short break retreat for adults. The club house would accommodate courses, workshops, craft events, have guest reception and shop, area for celebrations, small weddings, spa-treatment rooms and caretaking accommodation.</p> <p>The proposal is located in the Green Belt and is isolated from Peterculter. Access to local facilities, such as shops, cafes, restaurants is poor but will still be required, as is outlined in the proposal. Increasing visitor numbers to these local facilities will support their use, however, access to Peterculter by footpath or cycle route is limited, therefore vehicular trips and car dependence may increase. Although the development is small scale and low density, its location on the slope of a hill means it will be visible and will have an impact on landscape. It is also fairly exposed. The requirement for connection to utilities has not been outlined.</p>		

Criteria	Score	Justification
Exposure	1	The site is exposed to northern winds. A clump of trees is present to the north east of the site which will provide shelter. There are linear tree belts along field boundaries. The site rises to a high point at Ben View.
Aspect	1	The majority of the site is north west facing.

Slope	2	There is a relatively steep slope with a gradient of 1 in 12.
Flood risk	3	SEPA flood maps indicate there are no known flood risks. There is an open water course at the northern boundary of the site, which may be vulnerable to flooding in future, although there are no recorded flooding incidents, which indicate it is not likely to be a significant issue.
Drainage	3	There no known drainage issues. There is an open water course to the north of the site.
Built / Cultural Elements	3	There will be no loss or disturbance of built and natural elements.
Natural Conservation	3	There will be no loss or disturbance of natural conservation. The site is also within the catchment of the River Dee, which is a SAC, but is unlikely to have any significant impact.
Landscape Features	2	There are tree belts and stone dyke boundaries on the site. There is some potential loss or disturbance of these features.
Landscape Fit	1	The proposal will intrude on landscape fit; the buildings proposed are small scale single storey shepherd huts, but additional infrastructure includes a main accommodation building, additional toilet blocks, and vehicle tracks. Due to the elevated position of the site on hill slopes, the site would be visible from Malcolm Road, therefore prominent in the landscape.
Relationship to existing settlement	1	The site is isolated from Peterculter. Given the nature of the proposal, as a glamping retreat, this is viewed as a positive by the proposer. The closest development, with the exception of single units, is OP109 which is allocated for 19 residential units.
Land Use Mix / Balance / Service Thresholds	2	The nature of the proposal as a tourist glamping retreat would bring other uses to an area with predominantly agricultural and residential uses. The Rob Roy Caravan Park, approx. 650m to the west of the site, is being re-developed at present.

Accessibility	1	The site is over 1km from the nearest bus service and bus stop. The bus routes available are 19/201/202/203.
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are limited connections to facilities. Access to Peterculter centre is possible via path which connects to Core Path 52.
Proximity of employment opportunities.	1	There are no significant employment opportunities with 1.6km of the site. The proposal would generate small scale development opportunity in its own right.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	The site and surrounding area is currently in agricultural use.
Physical Infrastructural Capacity	1	No utility services are available. The proposer has not indicated if these will be required or extended to the site. The proposer notes spa-treatment would be proposed, along with the shepherd huts (each with bathroom facilities and hot tub) and main building complex and additional toilet blocks on site, it is expected there will be water and waste water requirements, along with electricity and possibly gas.
Physical Infrastructure Future	2	There is no high-speed broadband at present. This is proposed.
Service Infrastructure Capacity	3	Due to the nature of the development there will be no pressure on Culter Primary School or Culter Academy. Culter Primary School has capacity; however, Culter Academy will be over capacity by 2021.
Other Constraints	3	No other known constraints

B0946 – Malcolm Road

SITE NUMBER: B09-46		NAME of SITE: Malcolm Road, Peterculter
Nature of the proposal:	59 residential properties	
Checklist Score:	44	
Constraints:	Ancient Woodland, Green Belt, Green Space Network	
Recommendation:	Undesirable	
Justification:		
<p>This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 59 residential units could be provided. The site is considered to be undesirable for development. The site has issues relating to steep slopes and SNH Ancient Woodland. There is also a lack of significant employment opportunities and a lack of facilities in close proximity.</p> <p>B09/13 was discussed within the Reporters' Report for the 2017 Aberdeen Local Development Plan. A section of B09/13 was allocated for the development of 8 houses (OP52). The remainder of B09/13 which for the most part this development bid covers (it does breach into OP52 at its southern edge) was dismissed by the Reporter due to loss of trees, the distance on foot from local facilities and bus stops, the amount of heavy goods traffic on Malcolm Road, and the poor standard of the footway leading south. The site has now been rejected by Reporters on 3 separate occasions (the 2017 and 2012 LDP's and the 2008 Local Plan). Given that the site's circumstances have not changed significantly over that period, it is unlikely that a different outcome will emerge on this occasion.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds from existing shelter belts.
Aspect	3	Site is south west facing.

Slope	1	The site is very undulating. Areas to the south and east are fairly gentle in slope and there are some relatively flat areas. However, further north and west the slope is much greater with a gradient of around 1 in 8.
Flood risk	2	SEPA flood maps indicate there is low to medium risk to surface water flooding on the site in two separate areas, one to the east and one to the west of the site.
Drainage	3	There are no known drainage issues.
Built / Cultural Elements	3	There are no built or cultural elements on the site.
Natural Conservation	1	The site is ancient woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area, but outwith the Special Area of Conservation boundary . A TPO (253) covers the majority of the site, and the site forms part of the Green Space Network. There is likely to be some loss or disturbance of the habitat or species should development take place. Bat survey may be required, and Red Squirrels recorded in proximity of the site (NESBReC)
Landscape Features	2	Potential further loss or disturbance of significant SNH Ancient Woodland.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent.
Relationship to existing settlement	2	Development in this area would be partially related to the settlement of Peterculter to the south but unrelated to any settlement to the north or west. Part of OP site 52 is located within the wider proposed site.
Land Use Mix / Balance / Service Thresholds	1	Residential development in this area would be unlikely to contribute to a better mix or balance of land uses as surrounding land use is predominantly residential.
Accessibility	2	Direct access to the bus network is between 400 and 800 metres away.

Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. Peterculter village centre has the nearest facilities but there is a significant uphill slope between them and the site which could discourage walking.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available foot and cycle paths. Core Path 52 (Bucklerburn Road to Easter Anguston Cottage) runs to the south of the site and Aspirational Path 4 (Peterculter – Milltimber) route would be a further extension of this route linking to Milltimber. Un-named path is situated at the north-east boundary of the site.
Proximity of employment opportunities.	1	There are no significant employment areas within 1.6km of the site.
Contamination	3	There are no known contamination or waste tipping present.
Land Use Conflict	3	There is no know land use conflict.
Physical Infrastructural Capacity	3	The proposer has indicated the site has connections to utilities.
Physical Infrastructure Future	1	No information has been provided.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	No other known constraints.

B0947 – Binghill House

SITE NUMBER: B09/47		NAME of SITE: Binghill House
Nature of the proposal:	Residential - retirement community comprising assisted and independent living units, conversion of Binghill House, café/ shop use and associated amenity	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	53	
Constraints:	Green Space Network, accessibility.	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The proposal is residential use, comprising a retirement community with assisted and independent living units, conversion of Binghill House, café/ shop use and associated amenity. The site is located on the Green Belt and Green Space Network zonings. Access to public transport facilities and community facilities is limited. The site is located in the Dee Valley, development should not negatively impact on the undeveloped upper slopes of the Dee Valley or its skyline; as such developments/urban extensions should be located below the 95 meter contour line. There will be some potential loss or disturbance to landscape features (trees) during construction and post construction period.</p> <p>The proposal is for specialist housing, and indicates community facilities may be present in the shape of a small corner shop and a café/tearoom.</p>		

Criteria	Score	Justification
Exposure	3	There is shelter from northly winds due to topography and existing established woodland

Aspect	3	The majority of the site is south facing, the very northern most point of the site, beyond Bingham House is north facing.
Slope	3	On the whole the site has a gentle slope, with larger flatter area on the west of the site, and a steeper slope on the east.
Flood risk	3	SEPA flood maps show no risk of flooding from fluvial or surface water. There are no recorded incident of flooding incidents on site.
Drainage	3	There are no known drainage issues on site.
Built / Cultural Elements	2	Bingham House is a category C listed building. Offsite 70m and 120m the west, located in woodland, are two schedule monuments (Bingham House Stone Circle and Cairn). The Historic Environment Record (formerly the Sites and Monuments Record) noted Bingham House and Gardens on site, and a coin hoard possibly on site; on the boundary to the north west is a bowling green, and mound and possible burial.
Natural Conservation	2	Tree preservation order 125 is located on site at the access road. The remainder of the woodland on site is ancient woodland. The site is designated greenspace network Den of Murtle Local Nature Conservation Site is 600 meters to the north east. Designated species (Red squirrels and bats) have been recorded on site, along with locally important plant species (bluebells).
Landscape Features	2	The site is enclosed by woodland, and trees are present in the middle of the site. There are stone dykes to the rear of Bingham House. The proposer notes existing woodland will be retained. It is expected there will be some potential loss or disturbance to trees during construction and post construction.
Landscape Fit	1	The site is located within the Dee Valley. Settlements within the Dee Valley are contained with the 95 meter contour line; breaching this will have a negative impact on the undeveloped upper slopes of the of the Dee Valley and its skyline. Due to existing woodlands the development would be screened to the immediate area.

Relationship to existing settlement	3	The site sits at the northern edge of Milltimber, Due to the presents of trees belts there may not be an immediately obvious relationship between the site and the existing settlement edge.
Land Use Mix / Balance / Service Thresholds	2	The sites is located in the greenbelt. Residential development is unlikely to contribute a better mix or balance land uses as the surrounding land use is predominantly residential. The houses are noted as a retirement community comprising assisted and independent living units. The proposer outlines a small corner shop and café are anticipated which will add to the mix.
Accessibility	1	The site is over 1000m from the nearest bus service and bus stops. The bus service includes the 19/201/202/203/N19
Proximity to facilities - shopping / health / recreation.	2	There is a limited range of facilities within 800 meters of the site. The community center and a church are within 300 meters of the site, as is a recreation ground/ park. Due to the nature of the proposal, the primary school is of little relevance however it is located more than 800 meters from the site. The site is over 1000 meters from the nearest shopping or health facilities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are a limited number of paths. Core Path 72 is approximately 1 kilometer south of the site. Aspirational core path 10 is approximately 400m south of the site. Advisory cycle lanes are present approximately 1 kilometer to the south on North Deeside Road. An informal path runs to the north east of the site connecting to Core Path 89.
Proximity of employment opportunities.	3	There are no significant employment opportunities within 1.6 kilometers of the site. It is noted the masterplan for site OP48: Oldfold states there will be 5 hectares of employment land on site. Due to the nature of the development (retirement community) proximity to employment opportunities is expected to be of no or very little relevance.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	3	There is no expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates no infrastructure capacity issues are anticipated.

Physical Infrastructure Future	3	The proposer indicates there is fibre enabled broadband close by. District heating is unlikely. Where appropriate buildings will be designed in accordance with low and zero generating technologies.
Service Infrastructure Capacity	3	Due to the nature of the proposal, the primary school is of little relevance however the site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.
Other Constraints	3	There are no known other constraints.

B0948 – Tillyoch

SITE NUMBER: B09/48		NAME of SITE: Tillyoch
Nature of the proposal:	Residential – approx. 350 affordable units	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	44	
Constraints:	Green belt, school and road infrastructure, greenspace network.	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The proposal is for a residential development of approximately 350 homes. It is proposed to be 100% affordable and comprise a mix of different types of affordable family homes, including social rented, low cost home ownership and housing for veterans. 10% of the dwellings would be provided as accessible housing. The proposed site includes existing site OP109: Woodend Farm (19 houses and DIA related to wet habitats/woodland).</p> <p>The proposal is located on the greenbelt, and within the greenspace network. The existing equine and cattery business are acceptable uses for the greenbelt. The site contains and abuts ancient woodland and although the proposer indicates the woodlands would be retained, development will pose a threat during and post construction. Significant upgrades will be required to school and road infrastructure to accommodate the development.</p> <p>With regard to land use mix, residential within a residential area does not diversity the land use, however the proper indicated the development will be 100% affordable housing, with 10% accessible housing.</p> <p>OP109: Woodend Farm (19 houses) is included within the site. The existing local development plan notes a drainage impact assessment is required as there are wet habitats/woodland adjacent to the site, potential buffer to prevent increase in drainage of wet habitats/woodlands. Ancient woodland to the south is to be protected.</p>		

Criteria	Score	Justification
Exposure	3	Majority of site will be sheltered from northerly winds due to topography and vegetation.
Aspect	3	High point of 105 meters with south westerly slopes.
Slope	2	Gentle slopes for the most part, steeper slopes to the south.
Flood risk	2	SEPA flood maps indicate surface water flooding at the south and a two small sections to the north of the site. The Buckler Burn flows across the site at the south east corner; this is in woodland.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	There are no listed buildings on site. Woodend Farmstead sits within the site and is noted within the Historic Environment Record (formerly the Sites and Monuments Record).
Natural Conservation	1	Peterculter Local Nature Conservation Site covers the southern portion of the site. There are two areas of Ancient Woodland on the eastern side of the site, one extends offsite to the east. A further area of ancient woodland is offsite to the west. Increasing the human population in close proximity to these sites could have negative impact due to increased activity, soil compaction, erosion, vandalism etc. Tree Preservation Order 210 covers the ancient woodland on the south east of the site. Green Space Network designation covers the majority of the site. There are designated species recorded on site; bats, red squirrel and yellowhammer.
Landscape Features	2	Woodlands are present on site, occupying much of the south east and mid sections of the site. Stone walls are present on some boundaries to the site. The bid notes the areas of woodland will remain

		untouched and made available as community woodland. There may be some potential loss or disturbance to landscape features due to proximity of potential development.
Landscape Fit	1	Due to topography and existing woodland lower lying areas will be unobtrusive. Areas of the site which are at a higher elevation will intrude slightly into the landscape. The site is located within the greenbelt. Classed as Wooded Estates, which is characterised as having a strong wooded estate character, dispersed dwellings, strong rural character and detachment from the city.
Relationship to existing settlement	2	To the south development would be partially related to the settlement of Peterculter. Development to the north, east and west will be unrelated to settlement.
Land Use Mix / Balance / Service Thresholds	2	Residential development will replace an existing functioning business use (stables and cattery). Residential development is unlikely to contribute a better mix or balance land uses as the surrounding land use is predominantly residential. The houses are noted as being affordable with 10% being accessible. The increase in houses may require an increase in services and facilities.
Accessibility	2	Number 119, 19 and 19N buses service the local area, with bus stops located within 550m of the site. The 119 runs once a day on weekdays, the 19 and 19N have frequent daily services
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 meters of the site. Peterculter Sports Centre is 1.1 kilometers from the site, the medical center is 1.2 kilometers and the village center is 1.3 kilometers.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available foot and cycle paths. Core path 52 runs along part of Bucklerburn Road to the south of the site, before heading through Peterculter to the Deeside Way. Aspirational core path 4 is proposed to run along the remainder of Buckleburn Road and Culter House Road
Proximity of employment opportunities.	1	There are no significant employment areas within 1.6 kilometers of the site.
Contamination	2	Possible contamination is identified at the eastern edge of the site.

Land Use Conflict	3	There is no known land use conflict.
Physical Infrastructural Capacity	3	Proposer indicates a study is in progress and enquiries are underway to establish the current capacity of services to the site, including gas, electricity and water. There are no public sewers within the site, with the existing drainage system comprising septic tanks and soakaways. Public sewers are located close by.
Physical Infrastructure Future	3	Proposer notes internet provision is available. Low and zero carbon technology would be anticipated. Information on heat networks is not provided.
Service Infrastructure Capacity	2	The site lies within the school catchment for Culter Primary School and Cults Academy. Culter Primary School has capacity for 113 pupils; Cults Academy will be over capacity by 2021.
Other Constraints	1	Pylons run across the north west corner of the site. Roads infrastructure will require to be significantly upgraded to accommodate the proposed level of development.

B0949 – Friarsfield Sunnyside

SITE NUMBER: B09/49		NAME of SITE: Friarsfield Sunnyside
Nature of the proposal:	Residential – approx. 35 units	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	39	
Constraints:	School capacities, landscape impact, coalescence within Green Belt.	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The bid proposes residential development for approximately 35 units. The proposer is currently building out at nearby site OP41 (Friarsfield; allocated for 280 homes in the adopted Plan, but being built out at approx. 301 units per Housing Land Audit 2019 figures) and previously provided site bids for adjacent fields to expand this development; these were assessed as part of the Main Issues Report process and concluded to be ‘undesirable’ for development sites in the next Local Development Plan. The assessment of B09/49 Sunnyside therefore draws some similarities to the previous bids in terms of the overall character of the area, though this is a separate site area to those proposed previously.</p> <p>The bid site is located on at the Sunnyside farm buildings. The site may be viewed as an extension to the OP41 site, which extends westward to Sunnyside, but it sits higher on the landscape. Development would have significant impacts on landscape and would be highly visible from the south. The settlements along Deeside are contained within the 90m contour line and the development would go beyond this. The development is poorly located to public transport and community facilities, therefore would be car dependent.</p> <p>The site is located in an area of Green Belt which acts as setting to the existing development and Aberdeen as a whole. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. The bid site would effectively link OP38 (Countesswells) and OP41 (Friarsfield) and therefore is not supported.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	Visible from the north and south with its location on uphill slope; tree belt to the west which offers some shelter.
Aspect	2	Generally south-facing, following the topography of the land. High point approx. 110m.
Slope	1	Generally sloping toward the Dee (7.5% gradient – approx. 1:13 slope)
Flood risk	2	SEPA flood maps indicate there is nearby surface water flood risk (high) to the west from the Cults Burn.
Drainage	3	The site appears to be well-drained.
Built / Cultural Elements	3	There are stone dykes field boundaries and tree belts in the vicinity. These features may be lost or disturbed due to development.
Natural Conservation	2	The site is located within the Green Belt, and adjacent to Green Space Network to the north and west. Ancient woodland located to the west of Sunnyside. Bid does not appear to propose works to this. NESBReC records show the area is recognised as an Integrated Habitat System.
Landscape Features	2	Agricultural landscape; mostly farmland/ grazing land. Some horses kept. Site OP41 (Friarsfield) being built out to the east.
Landscape Fit	1	Due to the elevated position, potential development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside.
Relationship to existing settlement	1	The area is currently zoned as Green Belt which contributes to the setting of Cults, and to the city as a whole. The site would sit to the north/west of OP41 Friarsfield, and south of OP38 Countesswells.

Land Use Mix / Balance / Service Thresholds	1	Residential development is proposed where there is presently major residential development taking place at OP41 Friarsfield. The bid would not contribute to towards a better mix of land use and further residential development would add further demand on existing services.
Accessibility	1	There is a bus stop at Cults Academy (no. 419 service). Frequent services run on North Deeside Road (service no. 19, 119, 201, 202, 203) approximately 1km south.
Proximity to facilities - shopping / health / recreation.	1	There are no community facilities within 800m of the site. Cults Medical Centre around 1km south. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 87 runs along the northern boundary. The Green Space Network delineates the site to the north and west where there is an area of Ancient Woodland.
Proximity of employment opportunities.	1	There are no significant employment opportunities within approx. 1.6 kilometres of the site. The main employment opportunities may be at Cults, Kingswells or in the city's West End.
Contamination	3	No known contamination.
Land Use Conflict	3	As proposed residential development adjacent to an active residential development site, there is no known land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates there is infrastructure capacity.
Physical Infrastructure Future	2	Availability shows there is fibre broadband capability. Low and zero carbon elements may be incorporated through the detailed design of the housing. There is no district heating/heat network scheme proposed.

Service Infrastructure Capacity	1	Cults Academy – expected to be over-capacity by 2021. Cults PS – currently operating over-capacity.
Other Constraints	3	Pylons north-south over adjacent field space (not on bid site).

Ward 10 – Hazlehead/Ashley/Queen’s Road

B1001 - Dobbies

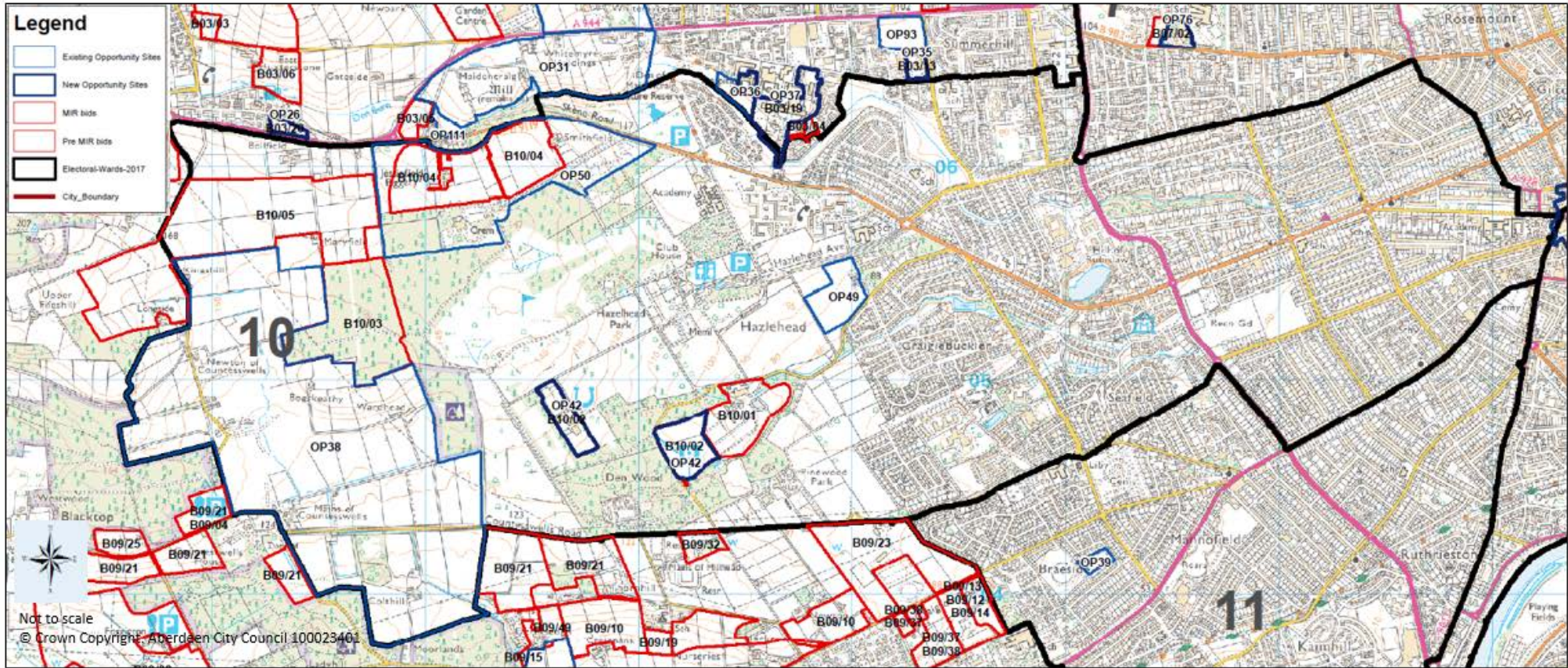
B1002 – Hayfield

B1003 – Land at Phase 1 North East Countesswells

B1004 – Jessiefield and Smithfield

B1005 – Bellfield Farm

WARD 10 MAP



B1001 – Dobbies

SITE NUMBER: B10/01		NAME of SITE: Dobbies
Nature of the proposal:	Housing (major; 100 units)	
Checklist Score:	46	
Constraints:	Flooding, drainage, Green Space Network, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site proposed for development would be located on a currently zoned Green Belt and partially zoned Green Space Network area. The site is well sheltered, predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, would fit well within the landscape and would be well related to the emerging residential developments on the urban fringe of the city. However, the proposal would likely have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to Ancient Woodland surrounding the site, both during and post construction. There may also be flooding and drainage issues. For the reasons outlined above, on balance, the site is considered unsuitable for development.</p> <p style="color: red;">Developer suggests a lower number of units could be accommodated, possibly 49, with the exact number being determined through an ecological appraisal. There no circumstantial change to the assessment with a lower density housing figure.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of the site.
Aspect	3	No prevailing aspect.
Slope	2	The site is relatively flat with few undulations. Very gentle west to east slope of 1 in 30. Steep slope down to southern boundary where the site meets the West Burn of Rubislaw.
Flood risk	2	SEPA Flood Risk map identifies low, medium and high-risk areas of surface water flooding to the north and south of the site, associated with Hazeledene Road and West Burn of Rubislaw respectively. The majority of flood risk is associated with land outwith the site boundary. Two flooding incidents recorded within the site.
Drainage	2	Not all areas of the site were accessible during the site visit, however, aerial photos suggest that undeveloped areas of the site are freely drained to adjacent watercourses (West Burn of Rubislaw). SEPA Flood Risk Map and recorded flooding incidents to the north of the site would suggest some small pockets of poor drainage associated with areas of existing development and associated hard standing.
Built / Cultural Elements	2	Some loss or disturbance of archeological sites (Ref. NJ80SE0371 – Home Farm of Hazlehead).
Natural Conservation	1	It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species. The majority of the site, with the exception of developed areas and associated areas of hardstanding, is designated Green Space Network in the ALDP 2017. The entirety of the site is designated as Green Belt. The site is partially surrounded by the Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified within the site boundary. A number of species as listed on the UK BAP list of Priority Species can be found within

		and just outwith the site boundary, including Eurasian Red Squirrel (<i>Sciurus vulgaris</i>) and Dunnock (<i>Prunella modularis</i>).
Landscape Features	1	Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.
Landscape Fit	3	Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation surrounding the site.
Relationship to existing settlement	3	The development would be well related to the Craigiebuckler suburb on the urban edge of Aberdeen by virtue of the emerging housing developments at Hazledene and Pinewood.
Land Use Mix / Balance / Service Thresholds	1	Proposed housing development would be unlikely to contribute to a better mix or balance of land uses. Predominating land use within the wider area is a mixture of low density residential and recreation. As such, a residential development would not add to the land use mix within the area, particularly given that it would result in the loss of a number of existing site uses that contribute to this mix.
Accessibility	2	Direct access to bus network within between 400-800m from site. Closest bus stops are 600-800m to the east of the site on Countesswells Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.2km to the north-east.
Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.1.7km to the east of Seafield Neighbourhood Centre and c.1.6km from the nearest medical facility (Airyhall Clinic), and over 1km to Hazlehead Primary and Hazlehead Academy.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.

		Core Path 61 encircles the north, east and south boundaries of the site. 'Off-Road Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site.
Proximity of employment opportunities.	2	There are no significant employment opportunities within 1.6km of the site, although the James Hutton Institute is close by, and the Hill of Rubislaw complex is around 2km on foot
Contamination	2	Potentially contaminated land.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	Bid submission indicates there is infrastructure capacity (elec, gas, water, wastewater).
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity (high speed broadband).
Service Infrastructure Capacity	2	Hazlehead PS – 2019 94%, 2020 99%, 2021 104%, 2022 106% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021.
Other Constraints	1	The site is partially designated as Green Space Network. Road access to the site is poor and any improvements to this could result in the loss of trees along the roadsides. The introduction of street lighting could introduce urban elements into Hazlehead's parkland setting.

B1002 – Hayfield

SITE NUMBER: B10/02		NAME of SITE: Hayfield
Nature of the proposal:	Country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre, associated car parking/alterations to access roads	
Checklist Score:	Site A (Hotel): 52	
	Site B (Equestrian Centre): 49	
Constraints:	Green Belt, Green Space Network, impact on trees and wildlife habitat, accessibility.	
Recommendation:	Undesirable	
Justification:		
<p>Site A (Hotel): The proposed development would be located on a site currently zoned as Green Belt and Green Space Network. Whilst the site poses a number of constraints in respect of potential impact(s) on existing trees, wildlife habitat and accessibility, it is recognised that, given the nature of the development, such constraints could be reasonably dealt with through appropriate siting and mitigation to minimise impacts. Whilst located within the Green Belt, site characteristics would ensure that the development would have a limited and localised impact on the surrounding landscape.</p> <p>Site B (Equestrian Centre): The proposed development seeks formal recognition of an existing use through future redevelopment. The site is currently zoned as Green Belt and Green Space Network. It is not considered that there would be any significant constraint to redevelopment on the site, with some potential archaeological and wildlife habitat impacts likely to be sufficiently dealt with through appropriate mitigation.</p> <p>In respect of Site B, the Reporter, in his response to a representation to the Proposed Aberdeen Local Development Plan 2015 (Issue 8, pages 84, 87, 91 & 92) concluded that, 'Paragraph 52 of Scottish Planning Policy indicates that recreational uses that are compatible with an agricultural or natural setting may be appropriate within a Green Belt. I therefore consider that the ongoing Green Belt status of this land is</p>		

appropriate. It would nevertheless be possible to designate the site as an opportunity site within the Green Belt, as has been done elsewhere on the proposals map. However I do not consider this to be essential, given the similar nature of the proposed use to the current use, and the council's formal statement that it is minded to approve the redevelopment. I therefore conclude that no change to the plan is required.'

In terms of Site A, the Reporter states '...the site is in the Green Belt, currently has a strongly rural character and is divorced from the built-up area of the city. The council has formally stated its willingness to approve an application for the construction of a hotel and associated facilities on this land, subject to a Section 75 agreement', further noting that '...given the site's rural character and separation from the built-up area of the city, I consider that its Green Belt status remains appropriate. As with the Riding Centre site, it would nevertheless be possible to designate the site as an opportunity site within the Green Belt. However I do not consider this to be essential, given that the council's formal statement that it is minded to approve the hotel application has already established the principle of development. I therefore conclude that no change to the plan is required.'

As there has been no circumstantial change in the interim, we do not consider that the removal of Green Belt or Green Space Network status is necessary or desirable.

Hazlehead hotel and equestrian centre has had a consent in place for some time awaiting a legal agreement. The legal agreement has been signed and so the proposal is now included in the Plan as OP42.

Criteria	Score	Justification
Exposure	3	Site A: Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing site on all sides.
	3	Site B: Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of site.
Aspect	3	Site A: No prevailing aspect.
	3	Site B: The site is south-east facing.
Slope	2	Site A: The site is relatively flat with few undulations. Very gentle west to east slope of 1 in 25.

	2	Site B: Site A: The site is relatively flat with few undulations. Very gentle south to north slope of 1 in 25.
Flood risk	3	Site A: No known risk of natural or manmade flooding.
	2	Site B: SEPA Flood Risk map identifies a small area to the south-east corner of the site at risk surface water flooding (low to medium).
Drainage	3	Site A: The site appears to be freely drained.
	2	Site B: Small pocket of poor drainage to the south east of the site (less than 0.5% of site area).
Built / Cultural Elements	3	Site A: No loss or disturbance of archeological sites or listed buildings.
	2	Site B: Some loss or disturbance of archeological sites (Ref. NJ80SE0367 – Westwood Farmstead).
Natural Conservation	2	Site A: The site is designated Green Belt and Green Space Network in the ALDP 2017. The site is partially surrounded by Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified outwith, but immediately adjacent to, the site boundary. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a species on the UK BAP list of Priority Species, can be found within and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in some loss or disturbance of wildlife habitat or species.
	2	Site B: The site is designated Green Belt and Green Space Network in the ALDP 2017. Den Wood, which borders the site along its southern boundary, is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features and woods near water). Accordingly, it is considered that the proposal may result in some loss or disturbance of wildlife habitat or species, although it is recognised that any potential impacts would be greatest to habitat outwith but bordering the application site on its southern and western boundary. Such impacts could be largely mitigated through sensitively siting any proposed physical intervention within the site.

Landscape Features	2	Site A: Some potential loss or disturbance of linear features including the loss of a drywall running east west through the site.
	3	Site B: No loss or disturbance of of linear and group features.
Landscape Fit	3	Site A: Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation to site boundaries.
	3	Site B: As above.
Relationship to existing settlement	2	Site A: Development would be partially related to existing/ allocated settlement.
	1	Site B: Development would be unrelated to existing/ allocated settlements.
Land Use Mix / Balance / Service Thresholds	3	Site A: Predominating land use within the wider area is a mixture of low density residential and recreation. Development would contribute to a better mix or balance of land uses.
	3	Site B: No change to existing land use on site.
Accessibility	1	Site A: Direct access to bus network over 800m from site. Closest bus stops are 900m-1.1km to the east of the site on Countesswells Avenue and Cragiebucker Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.5km to the north-east.
	1	Site B: Direct access to bus network over 800m from site. Closest bus stops are 1.5-1.6km to the east of the site on Countesswells Avenue and Cragiebucker Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.9km to the north-east.
Proximity to facilities - shopping / health / recreation.	2	Site A: There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.2km to the east of Seafield Neighbourhood Centre and c.1.8km from the nearest medical facility (Airyhall Clinic).

	2	Site B: There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.2.5km to the east of Seafield Neighbourhood Centre and c.2.4km from the nearest medical facility (Airyhall Clinic).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Site A: The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities. Core Path 61 encircles the north, east and south boundaries of the site. 'Off-Road Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site.
	3	Site B: As above.
Proximity of employment opportunities.	3	Site A: There are no significant employment opportunities within 1.6km of the site. Given the nature of the development, this is not considered to be a significant constraint.
	3	Site B: As above.
Contamination	3	Site A: There are no known contamination issues.
	3	Site B: As above.
Land Use Conflict	3	Site A: No expected conflict with adjoining land uses.
	3	Site B: As above.
Physical Infrastructural Capacity	3	Site A: Bid submission indicates there is infrastructure capacity (elec, gas, water, wastewater).
	3	Site B: As above.
Physical Infrastructure Future	3	Site A: Bid submission indicates there is infrastructure capacity (high speed broadband).

	3	Site B: As above.
Service Infrastructure Capacity	3	Site A: Hazlehead PS – 2019 94%, 2020 99%, 2021 104%, 2022 106% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021. It is not expected that the development would place any further pressure on service infrastructure capacity given the nature of the development.
	3	Site B: As above.
Other Constraints	2	Site A: The site is designated Green Space Network.
	2	Site B: As above.

B1003 – Land at Phase 1 North East Countesswells

SITE NUMBER: B10/03		NAME of SITE: Land at Phase 1 North East Countesswells
Nature of the proposal:	Housing (major; 355 units).	
Checklist Score:	41	
Constraints:	Green Belt, Green Space Network, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
Justification:		
<p>The site proposed for development would be located on a currently zoned Green Belt and Green Space Network. The site is predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, and would be well related to the emerging residential developments at Countesswells. However, the site is exposed with a north facing aspect, and as a result of its topography and elevation, would likely have a significant impact on landscape character. Further, the proposal would have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to natural designations within and surrounding the site, both during and post construction. For the reasons outlines above, on balance, the site is considered unsuitable for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	Little shelter from northerly winds through topography and vegetation.
Aspect	1	North facing.
Slope	2	Sloping trend with less than 10% of site with undulations. Very gentle 1 in 30 slope rising from north to south.
Flood risk	2	SEPA Flood Risk map identifies pockets of low, medium and high-risk areas of surface water flooding to the northern corners of the site, presumably associated with a field drain running east-west along the sites northern boundary, eventually flowing into the Den Burn to the north of the A944 (pluvial and fluvial). Considered to present little risk of flooding to the site overall.
Drainage	2	Not all areas of the site were accessible during the site visit, however, aerial photos suggest that undeveloped areas of the site are freely drained to surrounding field drains. SEPA Flood Risk Map findings as detailed above would suggest some small pockets of poor drainage exist to the north of the site.
Built / Cultural Elements	3	No loss or disturbance of archeological sites, vernacular buildings or heritage assets/ designations.
Natural Conservation	1	<p>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species.</p> <p>The entirety of the site is designated Green Space Network in the ALDP 2017. Development of the site would result in the loss of a significant number of established trees, which at present, cover the entirety of the site with the exception of the existing path network - the entirety of the site is associated with bat habitat/ activity (wooded features and woods near water). Further, the site is bordered to the east by Hazlehead Local Nature Conservation Area (site no. 30). Eight 'Priority Habitat' sites are identified within the site boundary. A significant number of designated species can be found within</p>

		and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in significant loss or disturbance of wildlife habitat or species.
Landscape Features	1	Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.
Landscape Fit	1	Development would intrude significantly into the surrounding landscape as a result of both topography and exposure, particularly when viewed from the north and west.
Relationship to existing settlement	3	The development would be well related to the planned and emerging Countesswells settlement and ongoing development to the west. This bid site is a deliberate extension of this settlement.
Land Use Mix / Balance / Service Thresholds	1	Proposed housing development would be unlikely to contribute to a better mix or balance of land uses. Predominating land use within the wider area is a mixture of low density residential (emerging development) and recreation. As such, a residential development would not add to the land use mix within the area.
Accessibility	2	No direct access to bus network within 400-800m. Closest bus stops are 900m to the north-east of the site on Skene Road (A944); service no's X17 & 94. However, Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site sits to the west of Hazehead Park and is surrounded by a relatively well-connected path network including Core Paths, offering accessibility to nearby recreational assets. However, the site is c.2.4km to the east of Rousay Drive District Centre and c.1.6km from the nearest medical facility (Woodend Hospital), 3.3km to Airyhall Primary and 1.7km to Hazlehead Academy, both providing interim provision until Countesswells Schools are operational.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	<p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.</p> <p>Core Path 57 splits the site from east to west. An 'Off-Road Recreational' route can be found within close proximity to the site.</p>
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6km of the site (Prime Four Business Park).
Contamination	2	Potentially contaminated land.
Land Use Conflict	2	Overhead pylons cross the site.
Physical Infrastructural Capacity	3	Bid submission indicates there is infrastructure capacity.
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity (high speed broadband).
Service Infrastructure Capacity	2	The site is allocated to Countesswells, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy will be over capacity by 2021.
Other Constraints	2	The site is designated as Green Space Network and given its location, will be used for recreational purposes.

B1004 – Jessiefield and Smithfield

SITE NUMBER: B10/04		NAME of SITE: Jessiefield & Smithfield
Nature of the proposal:	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
Checklist Score:	42	
Constraints:	Existing OP site	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 200 residential units along with leisure and recreation use. The site is allocated OP50: Skene Road, Hazlehead for a phased cemetery expansion and will be required for this. The site sits immediately to the north of Aberdeen Crematorium and the Aberdeen Garden of Remembrance. There could be land use conflict between the existing crematorium use, the garden of remembrance use and the proposed use. The development is isolated from the existing Aberdeen settlement edge and is remote from existing community facilities and services. It is part of an area that will serve to separate Maidencraig and Kingswells to the north from Countesswells to the south and should remain as Green Belt.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	The site will be provided some protection due to existing vegetation on to the north.
Aspect	1	The site is north facing

Slope	3	The site has a very gentle 1 in 25 slope.
Flood risk	2	There is flooding to the west of the site, which runs north to south across the whole site, along with route of an open water course. This is not considered to be a significant flood risk.
Drainage	3	The site appears to be freely draining
Built / Cultural Elements	3	The site and monuments record identifies a number of offsite records, which are documentary. The development will not result in the loss or disturbance of built or cultural elements.
Natural Conservation	2	Across Skene Road to the north, is the Den of Maidencraig Local Nature Conservation Site. To the south, across the cemetery entrance road is Hazlehead Park. The areas of Hazlehead Park abutting the site is designated Ancient Woodland and priority habitat. The eastern most field within the site is all designated Green Space Network. Red Squirrels have been seen onsite.
Landscape Features	2	There are stone dyke field boundaries on site that may be disturbed by development.
Landscape Fit	2	Development on the north of the site would be unobtrusive due to existing residential development and vegetation off site. Beyond this development will slightly intrude in the landscape when viewed from the A944 and from the crematorium and cemetery. This land will serve to separate the developing communities at Maidencraig and Countesswells.
Relationship to existing settlement	1	Development will be unrelated to existing settlement. The settlement pattern surrounding the site comprises 6 residential houses immediately to the north of site, farms and the crematorium.
Land Use Mix / Balance / Service Thresholds	1	The development is unlikely to contribute to a better mix or balance of land uses.

Accessibility	2	There are bus stops located on Skene Road within 400 m of the site which service the X17, X23 and the 94. Not all routes are two ways or seven days a week.
Proximity to facilities - shopping / health / recreation.	1	There are facilities located in Kingswells, over 2 km from the site, or the Tesco, Lang Stracht is over 1.6 km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 91 runs immediately north of site, linking to Core Path 31 and facilities at Kingswells. Core Path 27 also to the north provides access close to Lang Stracht. Core Path 57, runs in close proximity to the south, and links into Hazlehead Park.
Proximity of employment opportunities.	2	There are significant employment opportunities at Prime Four, just over 2km from the site.
Contamination	3	There is no known contamination on site
Land Use Conflict	1	Aberdeen Crematorium, and Garden of Remembrance are located immediate south of the site. The proposed site is also allocated as OP50: phased cemetery development. The phased cemetery developed will be required.
Physical Infrastructural Capacity	1	Services are not known at present.
Physical Infrastructure Future	2	No access to broadband, development will adhere to low and zero carbon policy.
Service Infrastructure Capacity	2	The site is allocated to Hazlehead Primary School and Hazlehead Academy – both will be over capacity by 2021.
Other Constraints	3	There are no other known constraints.

B1005 – Bellfield Farm

SITE NUMBER: B10-05		NAME of SITE: Bellfield Farm
Nature of the proposal:	Residential development of c. 1000 units	
Checklist Score:	41	
Constraints:	Pylons, landscape fit	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is proposed as a residential development comprising 1000 units. Development on the site would have significant impact on the landscape. The site sits on the crest of rising ground, therefore will be visible from surrounding areas. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important Green Belt function. The site is also in close proximity to the crematorium and the Garden of Remembrance, therefore there may be issues with conflicting land uses.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	The northern section of the site forms a plateau, while the western edge is hill slope. The southern section of the site will be protected due to topography

Aspect	2	The site is east facing
Slope	2	The west end of the site is steeper than the rest of the site but it is less than 1 in 12 gradient. The northern part of the site rises gently to form a plateau, while the southern section dips.
Flood risk	2	SEPA flood maps show areas of surface water flooding on the northern, western, southern boundaries. These, on the whole, relate to watercourse surrounding the site.
Drainage	3	There look to be no areas of poor drainage on the site.
Built / Cultural Elements	2	There are historic buildings offsite (Bellfield Farm and West Middlefield Farm to the north, Longside Farmhouse to the south west, and documentary evidence of Mayfield Farmstead to the south). Archeological investigations have been carried out over the majority of the site. There may be some loss or disturbance to built and cultural elements.
Natural Conservation	1	There are no designated nature conservation sites within the boundary. Immediately to the east and south are areas of priority habitat for tree and plant species. Protected species may be an issue on site. Red squirrel and skylarks have been noted on site, and bats have been noted within 100 metres of the site.
Landscape Features	2	Each field boundary comprises a stone dyke and post and wire fence. There will likely be significant loss or damage to these features.
Landscape Fit	1	Development would intrude within the landscape. Development to the west will be on hill slope, and development on northern parts of the site will be on the plateau. Therefore, development will be visible within the surrounding area. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important Green Belt function.
Relationship to existing settlement	3	Development will relate to OP site 38: Countesswells once the site is built out, as it will abut the northern edge of OP38. The access links to OP38 runs through the proposed site.

Land Use Mix / Balance / Service Thresholds	1	The development for residential units will not add to the land use mix. The area to the south of the site is allocated for 3000 homes and 10ha of employment land. The Garden of Remembrance abuts the east edge of the site.
Accessibility	1	The closest bus facilities at present are on the A944, a bus stop is located on 550m from the site. The bus routes are: X17, 94, 220.
Proximity to facilities - shopping / health / recreation.	1	There is a doctor's surgery and small scale community facilities located in Kingswells, over 1.6km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There is no Core Paths access to the site. Core Path 91 is located in Kingswells, and Core Path 57 runs through OP38. There is no direct link to community and recreation facilities
Proximity of employment opportunities.	3	There are significant employment opportunities available at Prime Four 1.4km from the site.
Contamination	3	There is no known contamination on site. Applications for Countesswells have been required to completed contamination reports.
Land Use Conflict	2	The Garden of Remembrance and Aberdeen Crematorium are located to the east of the site. There will be potential conflict with this land use.
Physical Infrastructural Capacity	3	The proposed indicated there are connects to utilities.
Physical Infrastructure Future	2	The proposed indicated the development will be low carbon, details regarding broadband have to be confirmed.

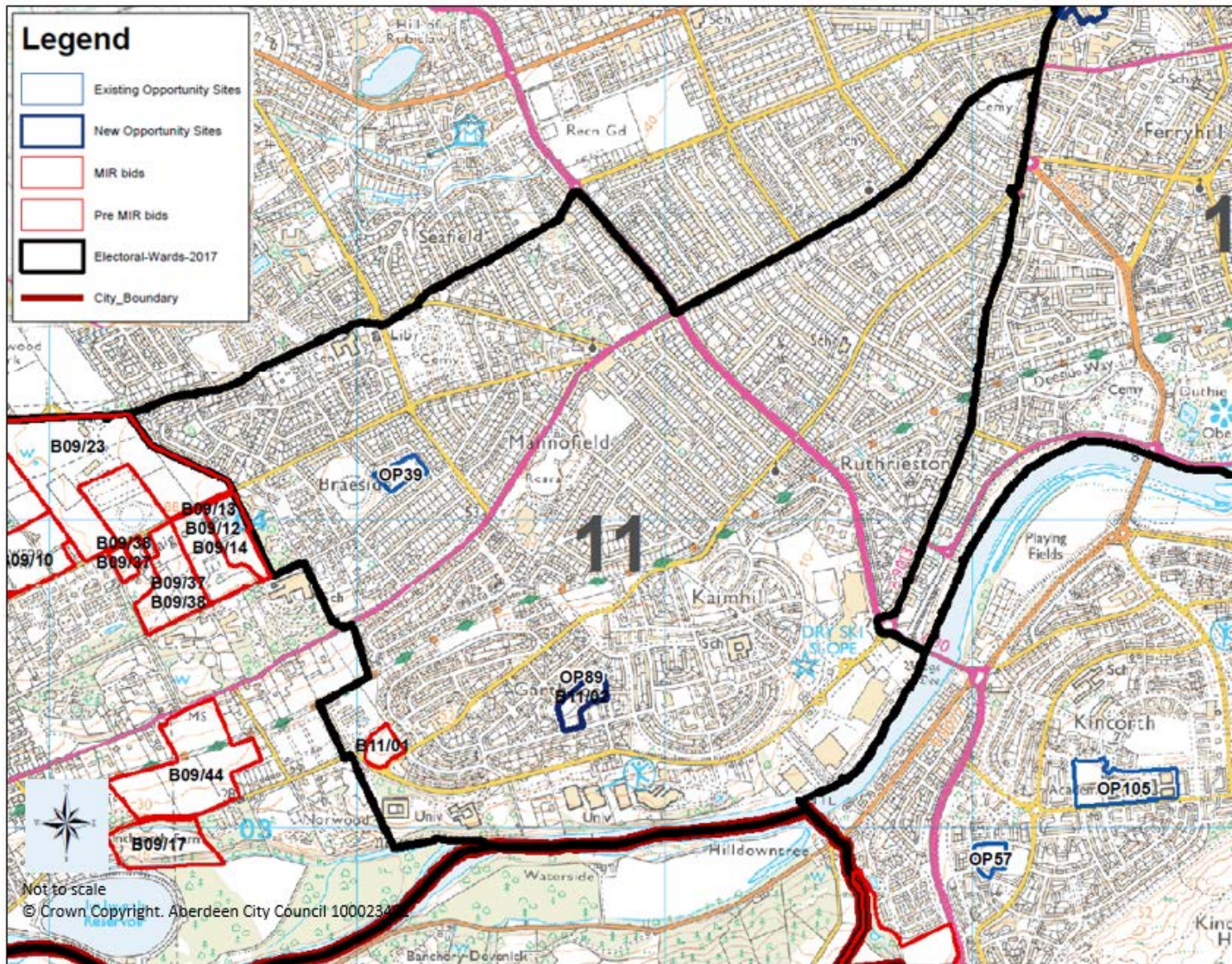
Service Infrastructure Capacity	2	<p>Primary School allocations are to Countesswells Primary, which is yet to be built, the interim school is Airyhall Primary – this is due to be over capacity by 2024.</p> <p>Secondary School allocations are to Countesswells Academy, which is yet to be built, the interim school is Hazlehead Academy – this is due to be over capacity by 2021.</p>
Other Constraints	2	<p>Pylons are located across the two sections of the site, running north to south. The access road for OP38 runs across the site</p>

Ward 11 – Airyhall/Broomhill/Garthdee

B1101 – Land at Garthdee Road

B1102 – Kainhill Outdoor Sports Centre

WARD 11 MAP



B1101 – Land at Garthdee Road

SITE NUMBER: 11/01		NAME of SITE: Land at Garthdee Road / Auchinyell Road
Nature of the proposal:	Residential (major; 15 units, 50 flats)	
Checklist Score:	50	
Constraints:	Green Belt, Conservation Area, Community Garden	
Recommendation:	Undesirable (20 units)	
Justification:		
<p>The proposer indicates 15 units and 50 flats can be accommodated on the site. The site is located on open space within the Garthdee area of the City which sits on the north side of the River Dee. The site is neighboured on three sides by residential use. There are a number of community uses and other amenities in the Garthdee area which this site would benefit from. It is within commuting distance from the City's employment areas (West End / City Centre). Frequent bus services pass the site with pavement space and adequate surfaces to encourage active travel.</p> <p>It is understood that part of the site may be used for community planting/woodland. That being the case, it is suggested that the housing elements should be restricted to 20 houses, which should allow room for the community planting elements to take place.</p> <p>Currently the land is zoned as Green Belt. The purpose of Green Belt is to maintain the landscape setting of the city, provide land for recreation and direct development to the most appropriate places. In this case the landscape value of the site is limited to the local area. A project has been set up onsite to turn the space into a community garden and woodland. The site therefore provides the type of doorstep recreational facility that justifies its current Green Belt status.</p>		

Criteria	Score	Justification
Exposure	3	Site is located on the edge of the Garthdee area, with housing located to the north, west and east.

Aspect	2	Contour lines suggest south-west facing.
Slope	3	Slight slope (5m level change) west to east.
Flood risk	2	Some isolated areas of surface water flood risk in the adjacent area, but none in the site itself.
Drainage	2	Site is freely drained.
Built / Cultural Elements	2	This is a predominantly residential area within Garthdee. Pitfoddel's Castle south over Garthdee Road (Norwood Hall Cat B Listed), and Robert Gordon University campus comprise notable large buildings in the area. The site is within the Pitfodels Conservation Area.
Natural Conservation	3	Site forms part of the Green Belt adjacent to H1/H2 areas.
Landscape Features	3	Mixture of housing type and quality in the area. Mature trees south, along Garthdee Road.
Landscape Fit	3	This is a built-up area, with the dominant use being residential.
Relationship to existing settlement	3	Site sits on the edge of the built-up area of Garthdee. Retail park, university and other amenities are located in proximity to this site.
Land Use Mix / Balance / Service Thresholds	2	Housing only proposed; dominant land use in the area is residential.
Accessibility	3	Pavement space, no dedicated cycle lane on road. Bus stops adjacent to site boundary on Garthdee Road; service no's 1 & 2.
Proximity to facilities - shopping / health / recreation.	2	Garthdee retail park located less than one mile to the east. RGU within walking distance. Inchgarth Community Centre and Kaimhill School within walking distance to the east. The site itself is an outdoor recreation space.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Auchinyell Road is an identified cycle route. Core Paths in proximity include Hazlehead to River Dee (no. 65).
Proximity of employment opportunities.	2	Some employment opportunities with the facilities in Garthdee (University, gym, retail park). Site is within commuting distance of Aberdeen City Centre and West End Office Area (4km).
Contamination	2	None shown.
Land Use Conflict	2	Currently open green space serving residents of the area.
Physical Infrastructural Capacity	3	Proposer indicates there is sufficient capacity
Physical Infrastructure Future	3	Thinkbroadband notes there is availability for fibre in the area. Development would be built in line with low and zero carbon generating technology policy.
Service Infrastructure Capacity	1	Kaimhill PS – 2019 144%, 2020 144%, 2021 145%, 2022 147% Harlaw Academy – 2019 103%, 2020 104%, 2021 109%, 2022 112% The schools are over capacity.
Other Constraints	2	The area has some informal recreational use, which should be retained.

B1102 – Kaimhill Outdoor Sports Centre

SITE NUMBER: 11/02		NAME of SITE: Kaimhill Outdoor Sports Centre
Nature of the proposal:	Residential (local; 35 units)	
Checklist Score:	52	
Constraints:	Urban Green Space	
Recommendation:	Desirable	
Justification:		
<p>The site is located on the site of a vacant outdoor sports facility, operated by Aberdeen City Council, within an existing residential area. Local-scale development is proposed (35 units). The proposer indicates that the existing play park on the south corner of the site would be retained. The site sits within the fabric of an existing residential street with access to existing infrastructure and amenities in the Garthdee area. There is existing development on the site (brownfield), but it is currently zoned as Green Space Network in the Local Development Plan (2017).</p> <p>Most of the site has been disused for a number of years and a modest development of 35 houses would be reasonably well connected to services and facilities. This scale of development would not need the whole site, so it may be possible to improve the recreational value of the remainder. The childrens play area is fairly new and should be retained. School capacity would need to be addressed</p>		

Criteria	Score	Justification
Exposure	3	Site is located in a residential area; flat site with development on four sides.
Aspect	3	South facing, flat site.
Slope	3	Flat site.

Flood risk	3	None shown.
Drainage	3	Urban environment that is freely drained.
Built / Cultural Elements	3	This is a predominantly residential area within Garthdee.
Natural Conservation	2	Site forms part of the Green Space Network as outdoor recreation space. NESReC recorded Swift and Pink-footed Goose within the site and West European Hedgehog within 100m of the site boundary.
Landscape Features	3	Former bowling greens with a tennis court and pavilion.
Landscape Fit	3	This is a built-up area, with the dominant use being residential.
Relationship to existing settlement	3	Site sits within the built-up area of Garthdee. Retail park, university and other amenities are located in proximity to this site.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed; dominant land use in the area is residential.
Accessibility	3	Pavement space. Narrower residential streets surround the site. It is located between Auchinyell Road and Garthdee Road (bus stops on both routes). Parking restrictions on Inchbrae Drive to south.
Proximity to facilities - shopping / health / recreation.	2	Garthdee retail park located less than one mile to the east. RGU within walking distance. Inchgarth Community Centre and Kaimhill School within walking distance to the east. The site itself is an outdoor recreation space.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Auchinyell Road is an identified cycle route. Core Paths in proximity include Hazlehead to River Dee (no. 65). The Deeside Way is also north of Auchinyell Road. (no.66)

Proximity of employment opportunities.	2	Some employment opportunities with the facilities in Garthdee (University, gym, retail park). Site is within commuting distance of Aberdeen City Centre, or the West End Office Area.
Contamination	3	None shown.
Land Use Conflict	1	Forms part of the Green Space Network zoning.
Physical Infrastructural Capacity	3	Proposer identifies infrastructure capacity
Physical Infrastructure Future	3	Thinkbroadband notes there is availability for broadband and fibre in the area. Development would be built in line with low and zero carbon generating technology policy.
Service Infrastructure Capacity	1	Kaimhill PS – 2019 144%, 2020 144%, 2021 145%, 2022 147% Harlaw Academy – 2019 103%, 2020 104%, 2021 109%, 2022 112% The schools are over capacity.
Other Constraints	2	Green Space Network – part of site is used for recreation, the remainder was used historically.

Ward 12 – Torry/Ferryhill

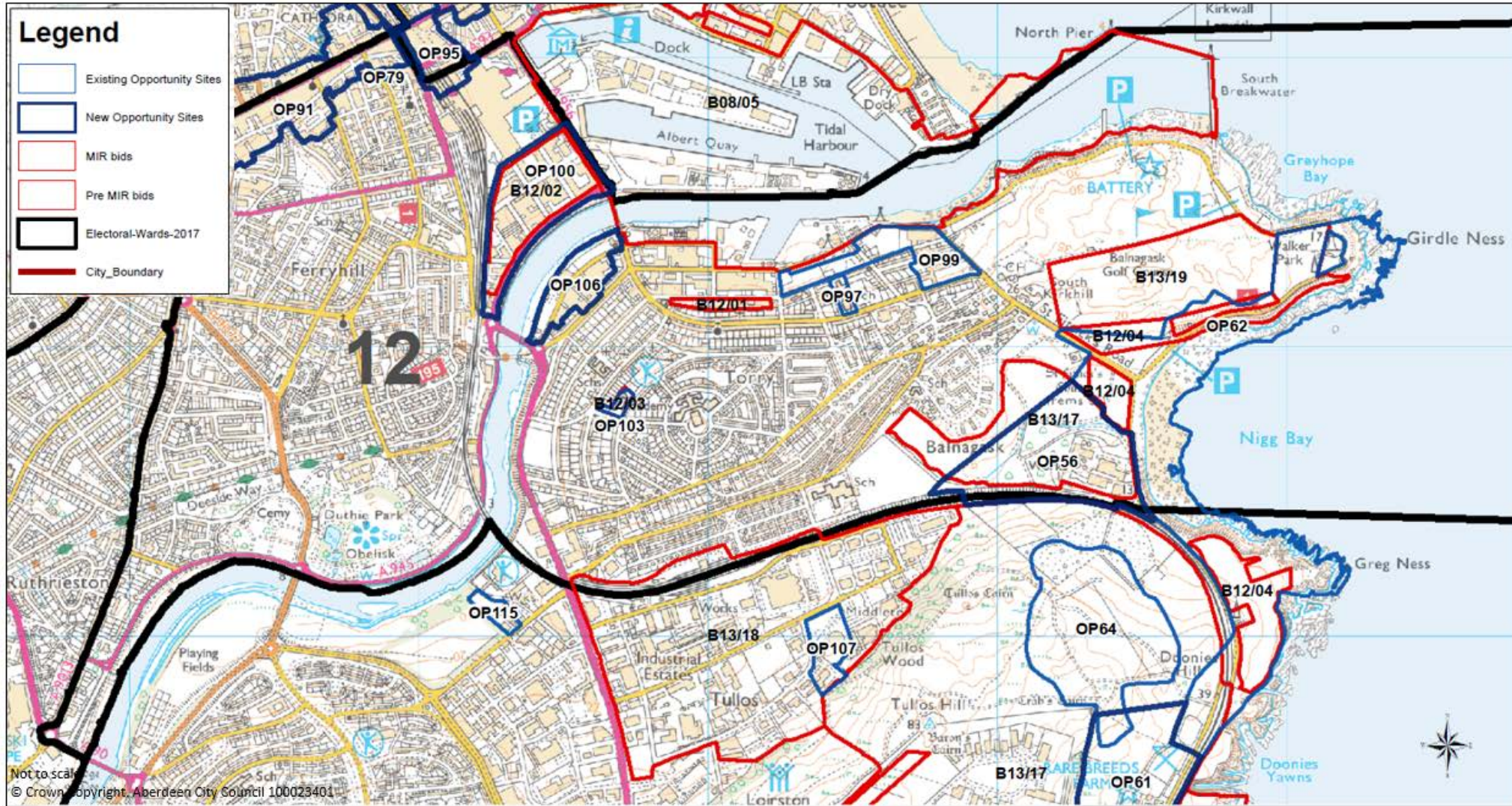
B1201 – Crombie Road Rezoning

B1202 – Harbour City, North Dee Quarter

B1203 – Former Torry Nursery Oscar Road

B1204 – South Harbour Part 1

WARD 12 MAP



B1201 – Crombie Road Rezoning

SITE NUMBER: 12/01		NAME of SITE: Crombie Road Re-zoning
Nature of the proposal:	Re-zoning of area currently identified in the Local Development Plan 2017 as 'Business & Industrial' area, to 'Mixed Use' (1 hectare)	
Checklist Score:	58	
Constraints:	Business and industrial land	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The bid proposes the re-zoning of a 'Business & Industrial' area within Torry to 'Mixed Use'. The identified site area currently sits between an established Residential/ Mixed-Use area and a Business & Industrial area. Any proposals within Mixed Use areas in the Local Development Plan (Policy H2) must take into account existing uses and character of the area and avoid undue conflict between land uses and amenity. The proposer suggests that the rezoning of the area will assist with the Council's regeneration strategy for Torry by encouraging flexibility and support 'future-proofing' of the area.</p> <p>Most of the site remains primarily in semi-industrial and business use. In addition the land to the south of the site is very much an urban industrial and employment area. If non-compatible uses are introduced into these areas, it can cause potential complaints and problems for existing businesses. So whilst the proposal has some merits, it is considered that there is no over-riding need to change the zoning at this time.</p>		

Criteria	Score	Justification
Exposure	3	Site is located in a built-up area on the north side of Torry, close to Torry Quay.
Aspect	3	Flat site within built-up area of Torry.

Slope	3	Flat site within built-up area of Torry.
Flood risk	2	Some isolated areas of surface water flood risk.
Drainage	3	No drainage issues noted on site.
Built / Cultural Elements	3	Various uses in this area; mainly warehouse and business units as well as residential properties.
Natural Conservation	3	Woodcock, Redwing and Song Thrush recorded within 100m of site boundary (Designated Species, NESBReC).
Landscape Features	3	Mainly business & industrial area.
Landscape Fit	3	Brownfield site within a built-up area.
Relationship to existing settlement	3	Just outside of the Torry Town Centre area. Also close to existing community facilities like Torry Sports Centre, Walker Road School, Torry St Fittick's Parish Church, and Torry Medical Centre.
Land Use Mix / Balance / Service Thresholds	3	Predominantly business & industrial area but some Town Centre land uses within proximity to the site. It is a developed site.
Accessibility	3	Road access via Crombie. Pavements in the area but no dedicated cycle space. Closest bus stops well within walking-distance located on Victoria Road (service no's 3A, 12, 59, N5)
Proximity to facilities - shopping / health / recreation.	3	Some community/ convenience uses located close by; Torry Town Centre is located on Victoria Road to the south within walking-distance.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Footpath connections prominent in area, cycle space limited. Closest public open space provision is River Dee; Torry Sports Centre is located on Oscar Road around a half mile south.

Proximity of employment opportunities.	3	Employment opportunities may arise with development proposed. Some opportunities within Torry and harbour, otherwise City Centre is within commuting distance.
Contamination	2	Records show potential contamination at Crombie Torry Saw Mills, Crombie Warehouse
Land Use Conflict	2	Site is already zoned for business & industrial use. Some businesses in the area may be 'bad neighbours' to any potential residential development.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form
Physical Infrastructure Future	3	Thinkbroadband notes there is availability for broadband and fibre in the area. Development would be built in line with low and zero carbon generating technology policy.
Service Infrastructure Capacity	3	No residential development is explicitly proposed, but 'Mixed Use' is proposed. Walker Rd PS: 2019 89%; 2020 85%; 2021 86%; 2022 88% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	1	There are a number of existing businesses on site.

B1202 – Harbour City, North Dee Quarter

SITE NUMBER: 12/02		NAME of SITE: Harbour City, North Dee Quarter
Nature of the proposal:	Redevelopment: Mixed Use (Residential (1200 units), Employment, Retail, Other)	
Checklist Score:	55	
Constraints:	Flooding	
Recommendation:	Undesirable	
Justification:		
<p>The site presents a large-scale proposal for ‘major development’ south of the City Centre boundary. The site area is currently host to a number of business and industrial units. A number of these buildings are Listed and contribute to the traditional fabric of the City Centre and harbour, but the site does not form part of the Union Street Conservation Area. The site lies outside of the LDP City Centre boundary but within the Aberdeen City Centre Masterplan boundary; the North Dee Business Quarter is an identified project area that seeks to redevelop this area for a ‘highly desirable urban business district’. The site’s location close to the centre of the city gives access to public transport links and amenities.</p> <p>It is considered that the site should be developed in line with the City Centre Masterplan. This area should be retained to allow business uses to grow close to the city centre. The zoning of the site will remain special employment. It is accepted that an appropriate mix of compatible new uses would be required to create a highly desirable urban business district, which could include Class 1 (Retail), Class 2 (Financial, Professional and other services), Class 3 (Food and Drink), Class 4 (Business, including new office development and a Global Energy Hub if required), and Class 9 (Residential).</p>		

Criteria	Score	Justification
Exposure	3	Site is located within the harbour area of the City Centre, on the north side of the River Dee. The site is bound to the east by Market Street and the harbour, to the north by Union Square Shopping Centre, to the west by the railway line, and to the south by N Esplanade W and the River Dee.
Aspect	3	Flat site within the built-up area of the city; mostly southeast facing, overlooks the River Dee.
Slope	3	Flat site within the built-up area of the city.
Flood risk	1	Site shows high flood risk from River Dee.
Drainage	2	Urban site that is freely drained.
Built / Cultural Elements	2	Site is located within the built-up area at the harbour. C-Listed buildings; 11 & 12 Russell Road, Old Ford Road, North Esplanade West, Palmerston Road, 6A Raik Road, 182 Market Street. B-Listed buildings; 244 Market Street, 1 North Esplanade West. Railway Arches & Viaduct located to the west of the site area.
Natural Conservation	2	River Dee is a Special Area of Conservation, Local Nature Conservation Site and forms part of the Green Space Network. Woodcock, Common Seal, Common Goldeneye recorded within 100m of site boundary by NESBReC. Pink-footed Goose, and Designated Species (Herring Gull, Eider, Kestrel and Redshank) recorded within site boundary – protected species may be an issue, although the area is already built up
Landscape Features	3	Site is located in the built-up area at the harbour. Victoria Bridge leading to Torry is located across the road. One of the main features of the landscape is the river itself. The area is presently mix of modern

		office and commercial development and traditional industrial/ warehouse units. The River Dee has some landscaping at its banks.
Landscape Fit	3	The bid proposes mixed-use development of which is currently present in this area and across the wider City Centre.
Relationship to existing settlement	3	Site is well connected to the City Centre and harbour. It has prime road frontage onto North Esplanade West which is a key route into the City Centre from the south.
Land Use Mix / Balance / Service Thresholds	3	The bid proposes mixed-use development of which is currently present in this area and across the wider City Centre.
Accessibility	3	Good road connection to the site and within it. Part of Market Street has a cycle lane, one side has pavement space. North Esplanade West has cycling space on one side, and pavements on both sides. Bus services include no's 3&3G, 5, 12, 59 along Market Street. Bus and train stations are located within walking distance within Union Square.
Proximity to facilities - shopping / health / recreation.	3	Site is located just outside of the City Centre boundary; most facilities available in that area, and transport links to other parts of the city.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Part of Market Street has a cycle lane, one side has pavement space. North Esplanade West has cycling space on one side, and pavements on both sides. Community facilities other than City Centre may include Torry (Oscar Road, 1 mile south)
Proximity of employment opportunities.	3	The site itself presents some employment opportunity; otherwise existing City Centre uses are in proximity.
Contamination	2	Russell Road Fishworks, Phoenix Oil Works, Robertsons Garage, Poynerook Fish Merchants, Aberdeen Seafood Park, Market Coal Sheds & Garage, Raik Road Fishworks, Refuse Disposal

		Incinerator, Palmerston Garage, Engineering Works, Clayhills Sawmills, Esplanade Car Wash, Esplanade Fish Works.
Land Use Conflict	2	Uses proposed largely in line with existing development in the area. The potential issue of the existing fish processing plants needs to be addressed with potential conflict between existing long established business uses and new residential development.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	3	Thinkbroadband notes there is availability for broadband and fibre in the area. Development would be built in line with low and zero carbon generating technology policy.
Service Infrastructure Capacity	2	Ferryhill PS: 2019 94%, 2020 97%, 2021 93%, 2022 94% Harlaw Academy: 2019 103%, 2020 104%, 2021 109%, 2022 112%
Other Constraints	3	There are no other known constraints

B1203 – Former Torry Nursery, Oscar Road

SITE NUMBER: 12/03		NAME of SITE: Site at Former Torry Nursery, Oscar Road	
Nature of the proposal:	Healthcare		
Checklist Score:	60		
Constraints:			
Recommendation:	Undesirable (but see below)		
Justification:			
<p>Currently allocated as OP103 as a Council owned site surplus to requirement. It sits within a Residential area. The proposed use would be suitable in terms of strategy, and in line with policy. However, the site is also suitable for a number of other uses such as community based activities or residential use. These should not be excluded as possible uses for the site.</p>			

Criteria	Score	Justification
Exposure	3	Site is allocated for development in LDP 2017 (OP Site OP103). It is located in a mainly residential area on Oscar Road in Torry. The site is bound by hedges, and fronts onto Oscar Road, wrapping round to Grampian Place.
Aspect	3	Flat site within built-up area of Torry. Mostly southeast facing.
Slope	3	Flat site within built-up area of Torry.
Flood risk	3	None shown.

Drainage	3	No drainage implications noted.
Built / Cultural Elements	3	Mainly residential properties in proximity; Torry Sports Centre and Torry Medical Practice.
Natural Conservation	3	House Sparrow has been recorded within 100m of site boundary (NESBRec).
Landscape Features	3	Mainly residential area, built-up area with some garden trees/ hedges. Site is unkempt since previous use vacated, overgrown hedges/ plants.
Landscape Fit	3	Brownfield site within a built-up area. Site is identified for development in LDP 2017 (OP Site OP103)
Relationship to existing settlement	3	Outside of the Torry Town Centre area but close to existing community facilities like Torry Sports Centre, Walker Road School, Torry St Fittick's Parish Church, and Torry Medical Centre.
Land Use Mix / Balance / Service Thresholds	3	Predominantly residential area but some community and convenience land use within proximity to the site which the proposal will add to. It is a previously developed site, now cleared.
Accessibility	3	Road access via Oscar Road. Pavements in the area but no dedicated cycle space. Closest bus stops well within walking-distance located on Grampian Road, Oscar Road, Grampian Place (service no's 3A, 12, 59 respectfully)
Proximity to facilities - shopping / health / recreation.	2	Some community/ convenience uses located close by, Torry Town Centre is located on Victoria Road around half a mile north.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Footpath connections prominent in area, cycle space limited. Closest public open space provision is River Dee; Torry Sports Centre is located on Oscar Road.

Proximity of employment opportunities.	2	Employment opportunities may arise with development that is proposed. Some opportunities within Torry and harbour, otherwise City Centre is within commuting distance.
Contamination	3	None shown.
Land Use Conflict	3	Site OP103 allocated for development in LDP 2017.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	3	Thinkbroadband notes there is availability for broadband and fibre in the area. Development would be built in line with low and zero carbon generating technology policy.
Service Infrastructure Capacity	2	No residential development proposed. Tullos PS: 2019 98%; 2020 98%; 2021 99%; 2022 97% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	3	None

B1204 – South Harbour Part 1

SITE NUMBER: B1204		NAME of SITE: South Harbour Part 1
Nature of the proposal:	Harbour related activity, including port related tourism, marine and other industrial uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	A - 38 B - 24 C - 39 D - 40	
Constraints:	Undeveloped coast, landscape site, nature conservation	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is to allocate land for the expansion of the south harbour for port-related activity, including tourism, marine and other industrial activity. Four parcels of land are identified; Site A is a parcel of land between St Fittick's Road and Greyhope Road, Site B comprises Walker Park, Site D runs along Greyhope Road to the south of Balnagask Golf Course, Site C is Greg Ness.</p> <p>The sites comprise a mix of zonings including Green Belt, Green Space Network, undeveloped and developed coast, and harbour. The area is experiencing significant modification due to the development on the Bay of Nigg, where the new Aberdeen South Harbour is proposed. The sites are all subject to existing temporary planning consents relating to work at the new harbour. The coast is a distinctive and defining feature of Aberdeen; although Bay of Nigg is being altered at present the surrounding cliffs are still an important landscape feature.</p> <p>The sites have strong recreational value, a strong nature conservation and built heritage value. The sites are remote from existing facilities and not all are easily accessible by public transport. The development of the sites would be located in close proximity to the new South Harbour, ensuring future development is sustainably located.</p>		

Criteria	Score	Justification
Exposure	1	Site A – Exposed due to topography on the coast. Site B – Sheltered by high point of the golf course on the far side, north of site is exposed as it moves up the hill to the high point. Site C – Exposed due to topography on the coast.
	2	Site D – Sheltered due to topography.
Aspect	3	Site A and site D are flat
	1	Site B is north facing for the most part
	2	Site C faces east.
Slope	3	Due to the temporary works the site have been levelled or terraced. Site A has been leveled, Site C has been terraced due to temporary harbor works with gentle slopes turning steep slopes at the east Site D is a flat site and coast road.
	2	Site B is a gentle slope
Flood risk	1	Site A – SEPA flood maps indicate coastal flooding offside to the east. Surface water flooding present across the site at its western edge. Surface water flooding is present immediately offsite to the north, north east, south and south west. Flooding incident recorded at the south west side of the site. Tullos Burn runs along the south of the site, and a culverted water course runs from the north west past the site.
	2	Site B - SEPA flood maps indicate coastal flooding offside to the east. Site C - SEPA flood maps indicate coastal flooding offside to the east. Site D – SEPA flood maps indicate coastal flooding rises to the southern boundary of the site. Surface water flooding is present immediately offsite to the south and north.
Drainage	2	All sites appear to be well drained. Tullos Burn wetland sits to the west of site A

Built / Cultural Elements	1	<p>Site A – Scheduled monument (St Fittick’s Church) is immediately offsite to the west. Hits on the Historic Environment Record on and offsite.</p> <p>Site B – Cluster of category A listed buildings (Girdleness lighthouse, cottages and fog horn) are located immediately offsite to the east. Hits on the Historic Environment Record on and offsite.</p> <p>Site D - Scheduled monument (St Fittick’s Church) is immediately offsite to the south west. Boundary stone recorded to the north of the site.</p> <p>Number of archeological works completed for the south harbour development on the sites. No archaeological evidence/ remains found.</p>
	3	<p>Site C – Boundary stone recorded to the south of the site.</p> <p>Number of archeological works completed for the south harbour development on the sites. No archaeological evidence/ remains found.</p>
Natural Conservation	1	<p>All sites are zoned as Green Space Networks and have habitat interest. The Balnagask to Cove Local Nature Conservation Site runs in Site D and C while there is a Site of Special Scientific Interest immediate to the north of site D. A large number of designated species are recorded for the site, including but not limited to: Snipe, Woodcock, Eider, Curlew, Skylark, Kestrel, and locally important species, Oysterplant.</p>
Landscape Features	1	<p>Site A – Site used as temporary store for south harbor development</p> <p>Site B – Stone wall surrounds Walker Park, temporary visitor centre for the south harbour development</p> <p>Site C - Site used as temporary construction site and store for south harbor development</p> <p>Site D – Site used as temporary store for south harbor development</p> <p>Sites are designated Green Belt.</p>
Landscape Fit	1	<p>The cliffs and coast are distinctive and defining landscapes of Aberdeen. Development will intrude significantly into the landscape. New harbor redevelopment will modify the existing bay area. These developments extend beyond the bay area.</p>
Relationship to existing settlement	1	<p>Site A – Development will be relatively isolated from existing development, but it will be related to the new harbour when it is complete</p> <p>Site B - Undeveloped coast. Development will be isolated from existing development, but it will be related to the new harbour when it is complete</p>

		<p>Site C - Development will be isolated from existing development, but it will be related to the new harbour when it is complete</p> <p>Site D - Undeveloped coast - Development will be isolated from existing development, but it will be related to the new harbour when it is complete.</p>
Land Use Mix / Balance / Service Thresholds	1	<p>Site A – Development would remove an area of greenspace, also zoned as Green Belt</p> <p>Site B – Development would remove an area of greenspace, also zoned as Green Belt</p> <p>Site C - Development would remove an area of greenspace, half is zoned as Green Belt, and half is zoned as Harbour development</p> <p>Site D – Development would remove an area of greenspace, majority is zoned as Green Belt, and part is zoned as Harbour development.</p> <p>Development would comprise harbor related activity. It would be expected this would contribute a little towards a mix of uses.</p>
Accessibility	3	Site A and D are closer to the existing built up area and are approx. 500 meters to bus stop serviced by regular bus services.
	1	Site B and C are over 1 kilometer to a bus stop
Proximity to facilities - shopping / health / recreation.	1	<p>Site A – 1.5 kilometers to the town center, next to Golf Course</p> <p>Site B – 2 kilometers to the town center</p> <p>Site C - 2 kilometers to the town center</p> <p>Site D - 1.5 kilometers to the town center, next to Golf Course</p>
Direct footpath / cycle connection to community and recreation facilities and resources.	3	<p>Site A – Core Path 78 is offsite to the east, and Core Path 104 is offsite to the north. Informal path networks are located close to the site.</p> <p>Site B – Core Path 78 runs to the north and south of the site. Informal path networks are located on and close to the site.</p> <p>Site C - Core Path 78 forms the eastern boundary for the majority of the site.</p> <p>Site D - Core Path 78 is offsite to the east, and Core Path 104 is offsite to the south. Informal path networks are located close to the site. Informal path networks are located close to the site.</p>

Proximity of employment opportunities.	2	There are significant employment opportunities within 1.6 Kilometers of sites A, C and D. These include the existing industrial areas of Tullos and Altens. Site B is more remote from existing areas of employment. The new harbour may become a significant employment opportunity.
Contamination	2	Areas of potential contamination are noted immediately offsite for all sites. Further to this, the Former Ness landfill site is located to the west of site C beyond the Coast Road; remediation works are in place. No fly tipping was noted.
Land Use Conflict	1	Site A - There will be significant land use conflict to the west with the residential area of Torry due to proximity and the flat topography of the site. Possible impact on Tullos Burn Wetlands. There will be no conflict to the east.
	2	Site B - There will be some land use conflict to the west with the residential area of Torry due to proximity and the topography of the site. There will be no conflict to the south Site D - There will be significant land use conflict to the west with the residential area of Torry due to proximity and the topography of the site. There will be no conflict to the south.
	3	Site C – No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	2	Site A – Waste water works are located at the southern boundary. Capacity of and connection to water, wastewater treatment, gas and electricity are unknown. Site B - Waste water works are located in close proximity (980 meter to the south west). Capacity of and connection to water, wastewater treatment, gas and electricity are unknown. Site C - Waste water works are located in close proximity (560 meter to the south west). Capacity of and connection to water, wastewater treatment, gas and electricity are unknown. Site D - Waste water works are located in close proximity (500 meter to the south west). Capacity of and connection to water, wastewater treatment, gas and electricity are unknown.
Physical Infrastructure Future	3	Access to high speed broadband is available within the postcode area. Low and zero carbon elements is unknown. The proposed indicated they could work in conjunction with ACC to consider heat networks, but they are unable to provide or deliver heat network pipelines or connections.
Service Infrastructure Capacity	3	Due to the nature of the proposal, school roll forecasts are not relevant to the application.

Other Constraints	1	Removal of existing recreational informal and formal path network along and to the coast. Sites are zoned as undeveloped coast. Development will only be permitted on undeveloped coast if there is no other suitable site, that the natural and historic environment and recreational value are unaffected and that there is an overriding environmental benefit to the proposal.

Ward 13 - Kincorth/Loirston

B1301 – Blackhills of Cairnrobin

B1302 – Loirston

B1303 – Charleston

B1304 – Craighill Loirston

B1305 – Land at Peterseat Drive

B1306 – Part of OP60

B1307 – Mains of Charleston: Bid Withdrawn

B1308 – Royal Devenick Park (Phase 1)

B1309 – Rigifa Area 1

B1310 – Rigifa Farm

B1311 – Rigifa Area 3

B1312 – Wellington Road East

B1313 - Heathvale

B1314 – Leggart Brae

B1315 – Wellington Road

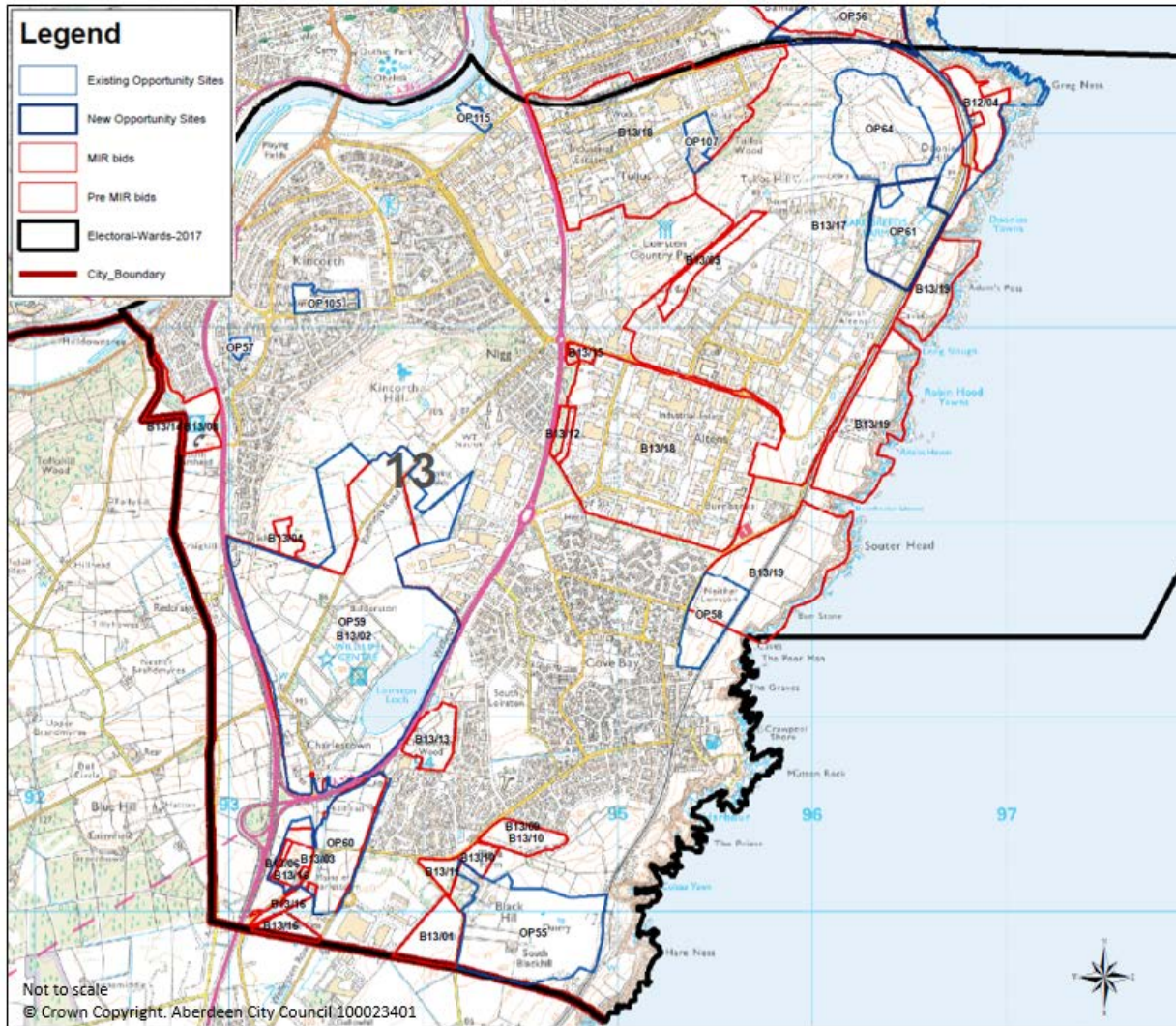
B1316 – Mains of Charleston

B1317 – South Harbour Part 2

B1318 – South Harbour Part 3

B1319 – South Harbour Part 4

WARD 13 MAP



B1301 – Blackhills of Cairnrobin

SITE NUMBER: B13-01		NAME of SITE: Blackhills of Cairnrobin
Nature of the proposal:	Employment Use (Class 4 Business use, Class 5 Industrial use and Class 6 Warehouse and Storage use). Site would be used to provide a northern access road, linking the Gateway and Mains of Cairnrobin sites.	
Checklist Score:	50	
Constraints:	Quarry Blasting, Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>Part of the proposed site was originally included as OP79 in the LDP Proposed Plan. The Reporter concluded that, because the site lay within the buffer zone (whether 250m or 400m) of the extended OP71 Blackhills Quarry where blasting would take place, “its development for employment uses would be inappropriate and premature, pending the working out of the quarry”. The extended OP71 boundary was adopted, and therefore the issues with land use conflict between the quarry and the proposed business use remain.</p>		

Criteria	Score	Justification
Exposure	2	The site is an open field with only limited protection from northerly winds.
Aspect	3	This is a flat site and mostly east facing.
Slope	3	Site appears flat.

Flood risk	2	According to the SEPA Indicative Flood Risk Map, the center of the site has a slight chance of flooding, however there have been no flooding incidents recorded on site. The Blackhill Burn runs along the western boundary of the site, the northern part of this Burn is prone to flooding so hard development would need to avoid this area.
Drainage	2	The site is currently arable farmland. On our site visit on the 18 th July 2018, the site appeared to be quite marshy and previous site visits (2013) have revealed a significant area of standing water near the middle of the site, the appearance of which suggested that it is a long-term problem.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings. Rigifa Farm Boundary Stone lies close to the far north west corner of the site.
Natural Conservation	2	The land appears largely devoid of any woodland or tree cover however there may be species present natural to farmland. Green Space Network (Site No. 74) sits just outside the northern boundary of the site. A small pocket in the very north of the site is identified as an area of potential bat habitat; a bat survey may be required. There have been some designated birds recorded on site which include Whooper Swan and Ruff.
Landscape Features	3	Site is mainly classed as open farmland, with the south western corner identified as urban land. There would be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls present.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Although the site is quite open and exposed it is felt that development will only slightly intrude in to the surrounding landscape due to the amount of quarrying in the area and development of other industrial and business uses to the north west of the site (Gateway Business Park).
Relationship to existing settlement	2	The development would be partially related to existing developments/settlements. Cove is less than ½ kilometer to the north, and industrial/business uses are also adjacent to the proposal at the Aberdeen Gateway Business Park.

Land Use Mix / Balance / Service Thresholds	2	If this option was to be developed it would contribute a little towards a better mix and balance of land uses, although it would not contribute to any further mix than the existing Gateway Business Park. Housing and services exist in Cove and therefore the development of business and industrial land would provide better land use mix and balance.
Accessibility	3	The closest bus stop is 373m away from the site. First Bus Service 3 running to Mastrick stops here as does Stagecoach Bus Service 7A/B which starts at Union Square and runs to Stonehaven. Part of the proposal is for the site to be used to provide a northern access road, linking the Gateway and the Mains of Cairnrobin sites together.
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood centre is located 1.7km from the site. Cove Bay Medical centre is located 1.7km from the site. The site sits within the catchment areas of Charleston Primary School (922m) and Lochside Academy (2.3km).
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath/cycle path connections to community, recreation and employment facilities. There are some connections to the north of the site with Core Path 78 (Coastal Path South) located 556m from the site.
Proximity of employment opportunities.	3	The area adjacent to the west of the site is the Aberdeen Gateway Business Park where there are a variety of employment opportunities. This site is proposed as an extension to this business park and would therefore provide further employment opportunity.
Contamination	3	No contamination present on site.
Land Use Conflict	2	There would be some conflict with adjoining uses where the access road from Cove Road is a busy road used by heavy industrial traffic to enter and exit the several quarries in the area. Therefore, improvements would need to be made to this road before development could commence.

Physical Infrastructural Capacity	3	The proposer has indicated that the site has connections to the relevant utilities.
Physical Infrastructure Future	3	According to the Thinkbroadband checker, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	3	<p>Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.</p> <p>The proposal is for business and industrial land and therefore there would be no need for primary/secondary school capacity.</p>
Other Constraints	1	The site sits within the Green Belt. Quarry Blasting at Blackhills Quarry (OP55) which shares its western border with this site.

B1302 – Loirston

SITE NUMBER: 13/02		NAME of SITE: Loirston	
Nature of the proposal:	Seeking range of Use Classes permitted to include Class 1, 2, 3, 4, 8, 9, 10 on land reserved for football/community stadium.		
Checklist Score:	44		
Constraints:			
Recommendation:	Undesirable		
<p>Justification:</p> <p>This bid forms part of an allocated Opportunity Site (OP59 Loirston) in the Local Development Plan. The proposer has requested that land reserved for a football/ community stadium be reallocated for mixed uses to allow development to come forward on the site. OP59 is subject to the masterplan process and development proposals require to be in line with the approved masterplan. The site has been identified as being suitable for development.</p> <p>Planning permission has been granted for a new stadium at Kingsford and it is accepted that it is unlikely to be built at Loirston now. However, the masterplan for Loirston contains an alternative development scenario, should be stadium not be built there. It is considered that detailed changes to the type and layout of development should be set out in a revised and updated masterplan for the site. Development has yet to begin at Loirston so it should remain zoned as Land Release Policy. An updated Loirston Development Framework was presented to Planning Development Management Committee in September 2019 seeking approval to consult.</p>			

Criteria	Score	Justification
Exposure	1	Existing OP Site (OP59 Loirston) forms masterplan area; large site. Open to the east from A956 Wellington Rd. Loirston Loch sits adjacent to main road on east side of site.

		Bid area specifically sits behind existing Balmoral Business Park.
Aspect	2	Some flat areas on the site, mainly north/west facing.
Slope	3	Some flat areas, mostly negligible level differences.
Flood risk	3	Limited areas of surface water flood risk. Loirston Loch located to the south.
Drainage	2	Some areas of poor drainage apparent – the area around Loirston Loch sits in a bowl.
Built / Cultural Elements	3	Balmoral Business Park adjacent to site.
Natural Conservation	2	Site forms part of wider OP59 Site. Loirston Loch is a LNCS, and Kincorth Hill (LNCS/ LNR) to the north. Bat survey may be required. Protected Species may be an issue. Due to the site's status as LNCS/LNR, a large number of bird species have been recorded on the site (NESBReC). Various integrated habitat systems also recorded (NESBReC).
Landscape Features	2	Predominantly Industrial area with employment uses adjacent. Site forms part of larger OP59 Site.
Landscape Fit	2	Site falls in the Kincorth Hill and Leggart Landscape Character Areas. Site is a Prime Landscape Area (Loirston Loch/Hill).
Relationship to existing settlement	1	Site sits behind Business Park and south of Kincorth & Nigg settlement areas. Located close to main road network (A956) and open/green spaces.
Land Use Mix / Balance / Service Thresholds	3	Site forms part of wider OP59 Site allocated for major mixed-use development (residential, community, employment, etc) in addition to existing employment and residential areas outlined above.
Accessibility	3	Proximity to A956 Wellington Rd (dual road) with pavement on east side acting as footway and cycle path. Core Paths located nearby at Kincorth Hill (no.79) and Loirston Loch (no.82).

Proximity to facilities - shopping / health / recreation	1	Schools located in Cove Bay, Sainsbury's local within new Charleston development to north. Cove Bay Health Centre around 1 mile north. New major development proposed within Loirston OP59 masterplan area in long-term.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Good road links via A956. Pavement space for pedestrian and cycle. Local bus routes are 3/3G & 18. Calder Park Park & Ride at Redmoss Road.
Proximity of employment opportunities.	3	Site is close to existing Industrial Estate (Altens) and Business Parks (Gateway/ Balmoral). City Centre is within commuting distance.
Contamination	2	Some isolated areas of potential contamination; Kincorth Old Quarries/ Wellington Rd Industrial Estate.
Land Use Conflict	2	Site is presently identified for football/community stadium; Bid seeks to expand possible Use Classes.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88% There is capacity at both schools presently.
Other Constraints	3	There are no known other constraints.

B1303 – Charleston

SITE NUMBER: B13/03		NAME of SITE: Charleston
Nature of the proposal:	Employment (20.5 Hectares)	
Checklist Score:	43	
Constraints:	Landscape, phasing	
Recommendation:	Undesirable (rezoning)	
Justification:		
<p>The 20.5 hectare site is allocated in the extant 2017 Aberdeen Local Development Plan as OP60 Charleston. The site is zoned as land release for Phase 2 development (2027 to 2035) as employment land. The proposer wishes to rephase OP60 from a phase 2 release to an immediate release and rezone it as business and industry.</p> <p>The proposer indicated that due to the expansion of the harbor at Bay of Nigg, and as the supply of class 5 and 6 land is almost exhausted at Aberdeen Gateway Business Park, there will be need for further land to accommodate Class 5 and 6 in the south of the City in advance of 2027. The Bay of Nigg Development Framework outlines redevelopment and intensification of existing industrial sites at Altens and East Tullos may occur due to the new harbor development.</p> <p>The Strategic Development Plan requires the Local Development Plan to have an allowance of 105 hectares of employment land until 2026, with 70 hectares for Phase 2 (2027 to 2035). The Employment Land Audit 2016/2017 identifies Aberdeen has an established employment land supply of 286 hectares as of April 2017, with the marketable supply at 223 hectares. The supply is spread across sites, with a wide choice of locations available. There is no requirement to bring forward OP60.</p>		

Criteria	Score	Justification
Exposure	2	Little shelter on-site; some AWPR bunds to north-west and some roadside planting but generally open site.
Aspect	1	The site is north east facing.
Slope	3	The site is very flat. There is a slight rise to the west.
Flood risk	2	The SEPA flood maps show a risk of flooding along the length of an open water course, running north to south at the middle of the site. There are areas of flooding in the eastern fields.
Drainage	2	There are small pockets of poor drainage.
Built / Cultural Elements	1	There are numerous hits on site from the sites and monument record, 9 for consumption dykes, and 2 for standing structures, with 2 further structures being recorded in documentary evidence. There are cottages and farmsteads on site.
Natural Conservation	3	Green Space Network runs along the eastern boundary to mid-way point along the site. Dunnock recorded within 100m of site, Herring Gull and Black-headed Gull recorded within site boundary (NESBReC).
Landscape Features	1	There are consumption dykes on site. These are more prevalent in the northern half of the site.
Landscape Fit	1	Development will impact on the existing landscape along this gateway route.
Relationship to existing settlement	2	The development will be partially related to development at the Gateway Business Park at the south.
Land Use Mix / Balance / Service Thresholds	3	The development will provide additional employment land with the impetus of attracting facilities.

Accessibility	3	A bus route runs along the east side of site to the Gateway Business Park for the 3G, 7 and 7B. The route for the number 3 is also sits to the east. There are 3 bus stops within 400m of the site.
Proximity to facilities - shopping / health / recreation.	2	The closest neighborhood facilities are located in Cove, over 1.6km from the site. Due to the nature of the site access to recreation and healthcare are not applicable.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Path or paths linking to the site. There is a pavement on the far side of Wellington Road from Cove Road to the Gateway Business Park (from half way along the eastern side of the site). The pavement links to sporadic sections of pavement on Cove Road.
Proximity of employment opportunities.	3	There are significant employment opportunities in close proximity to the site. The site is also for employment.
Contamination	2	There an area of potential contamination to the south of the site (Moss-side Croft Landfill).
Land Use Conflict	3	There is no anticipated land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and electricity and gas connections on site.
Physical Infrastructure Future	3	The proposer indicates there is access to high speed broadband. The low and zero carbon elements will comply with policy.
Service Infrastructure Capacity	3	The site is zoned to Charleston Primary School Lochside Academy. Charleston Primary School is forecast to be overcapacity by 2021. Lochside Academy had no capacity issues with in the school roll forecast. Due to the nature of the proposed development school capacity is not required.
Other Constraints	2	There are pylons across north of site.

B1304 – Craighill, Loirston

SITE NUMBER: 13/04		NAME of SITE: Craighill, Loirston
Nature of the proposal:	Residential (local; 30 units)	
Checklist Score:	45	
Constraints:	Accessibility	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes local scale development for 30 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located in proximity of the Kincorth Hill Local Nature Conservation Site / Local Nature Reserve and would have adverse impact on the natural environment setting. Development located here would be poorly related to either Cove or Kincorth settlements; it is poorly located in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent. OP59: Loirston Loch is located next to the site. OP59 is a long term development site. A revised development framework for Loirston was presented to committee in September 2019 for public consultation. Development has commenced at Loirston.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise (in this case OP59: Loirston). Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Site is located between A90 Stonehaven Road and Redmoss Ross; only accessible via Redmoss Road. Woodland/shrubs on both sides of site gives shelter from roadside.
Aspect	2	West-facing. Site itself area is relatively flat; small hill on the east side of the site.
Slope	3	Mostly flat area, negligible level differences.
Flood risk	3	None shown.
Drainage	3	Site appears well drained
Built / Cultural Elements	3	Residential area to the west (Boyd Orr Avenue, Nigg) and Craighill Holiday Park.
Natural Conservation	2	Site located within Green Space Network . Site is located within (but not part of) Kincorth Hill Local Nature Conservation Site / Local Nature Reserve . Japanese Knotwood recorded within 100m of site boundary.
Landscape Features	3	Largely agricultural/ rural area. Close to Nigg settlement area.
Landscape Fit	2	Site falls in the Kincorth Hill Landscape Character Area. Site is a Prime Landscape Area (Hill). It is considered that the track bordering the south of the site provides a robust Green Belt boundary.
Relationship to existing settlement	1	Proximity to existing residential development but not well-connected via existing road/ transport network. Redmoss Road currently only point of access.
Land Use Mix / Balance / Service Thresholds	1	Very little land use at present, area is mainly rural. Located next to existing OP59 Loirston site for major mixed-use development; long-term development.
Accessibility	1	Proximity Redmoss Road, but no pavement/ cycle space. Core located on south boundary (no.82 Kincorth to Loirston Loch)

Proximity to facilities - shopping / health / recreation.	1	Schools located in Cove Bay, Sainsbury's local within new Charleston development to north. Cove Bay Health Centre around 1 mile north. New major development proposed within Loirston OP59 masterplan area in long-term.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Road link via Redmoss Road. No pavement space for pedestrian and cycle. Local bus routes are 3/3G & 18 via A956 Wellington Rd only. Calder Park Park & Ride at Redmoss Road.
Proximity of employment opportunities.	1	Site is close to existing Industrial Estate (Altens) and Business Parks (Gateway/ Balmoral). City Centre is within commuting distance.
Contamination	3	None shown
Land Use Conflict	2	Green Space Network and adjacent Local Nature Conservation Site / Local Nature Reserve . Little land use mix in the area.
Physical Infrastructural Capacity	3	Sufficient water and waste water capacity on site.
Physical Infrastructure Future	3	Thinkbroadband notes there is broadband cover within the area. Low and Zero Generating Technology will be used in accordance with policy.
Service Infrastructure Capacity	3	Abbotswell PS: 2019 85%; 2020 90%; 2021 93%; 2022 91% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88% Both schools have capacity.
Other Constraints	2	The area is used recreationally (as part of Kincorth Hill) and there are paths/desire lines within the site.

B1305 – Land at Peterseat Drive

SITE NUMBER: 13/05		NAME of SITE: Land at Peterseat Drive	
Nature of the proposal:	Employment; 4.12ha		
Checklist Score:	49		
Constraints:	Green space buffer, need.		
Recommendation:	Undesirable		
Justification:			
<p>The site proposes land for employment uses adjacent to the existing Business & Industrial area and is currently zoned as Green Belt. The site would act as an extension to the existing Peterseat Industrial Estate. There are a number of sites around the City that are allocated for development for employment uses. The site has been deemed unsuitable for development.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate employment land has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan does not require the identification of further employment land. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>			

Criteria	Score	Justification
Exposure	2	Site is located on a flat area, south of Tullos Hill, and east of Loirston Country Park. There is some business/ industry development to the east of the site.
Aspect	2	Contour lines suggest an easterly aspect.

Slope	3	Relatively flat site; only around 80m-75m across site.
Flood risk	2	Limited areas of surface water flood risk.
Drainage	3	Area appears well drained.
Built / Cultural Elements	2	Scheduled Monuments; Cat Cairn, cairn & dyke, Baron's Cairn all north-west of the site boundary.
Natural Conservation	2	Site is adjacent to Tullos Hill Local Nature Conservation Site , and Green Space Network . Japanese Knotweed recorded within 100m of site boundary. Designated Species Woodcock and Bullfinch recorded within 100m of site (NESBReC).
Landscape Features	2	Close to the LNCS, Cat Cairn and Tullos Hill. Coast road is across the Estate to the coast. Site is a Prime Landscape Area ('Hill'). Development on the site would encroach these features.
Landscape Fit	2	The site is adjacent to Altens Industrial Estate, proposed land use is consistent with neighbouring uses. The area does however, provide a green space buffer between the industrial estate and the recreation area at Tullos Hill.
Relationship to existing settlement	3	Altens is a predominantly industrial destination. It is located close to Cove Bay, Nigg, and Kincorth suburbs.
Land Use Mix / Balance / Service Thresholds	2	Employment uses proposed; site is located within the East Tullos and Altens Industrial Estate
Accessibility	2	Good road links via A956 and Hareness Road. Pavement space on both sides of road. Some footpath links within industrial estate. Cycle space on A956. Bus routes are 7A & 18, which are not daily services. The number 7A bus stop is located approximately 650 metres from the site. The number 18 bus stop is within 300 metres of the site.
Proximity to facilities - shopping / health / recreation.	1	Cove Bay settlement located 3km south of the Industrial Estate and Torry is 4km north. Kincorth is 2.5km west.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	Core Path 103 N Balnagask Rd to Wellington Rd across LNCS.
Proximity of employment opportunities.	3	Site proposes employment use within an existing Industrial Estate.
Contamination	2	Ness Farm landfill potential contamination.
Land Use Conflict	2	Local Nature Conservation Site adjacent to the site.
Physical Infrastructural Capacity	3	Water and waste water capacity has been confirmed.
Physical Infrastructure Future	3	Thinkbroadband notes there is fibre cover within the area. Low and Zero Generating Technology will be used in accordance with policy.
Service Infrastructure Capacity	3	Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%. This is an employment land proposal so there would be no impact
Other Constraints	3	None known.

B1306 – Part of OP60 (Charleston)

SITE NUMBER: B13/06		NAME of SITE: Part of OP60
Nature of the proposal:	Housing	
Checklist Score:	49	
Constraints:	Relation to existing settlement, lack of local facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is generally flat but is quite exposed with only a small belt of trees in the south east. There is little risk of flooding on this site and it appears freely drained. The development of houses on this site has the potential to create quite an isolated island of development, as it will not be directly related to any existing development. There are also no local facilities within 800m of the site. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. We would include strategic reserve employment land in this definition. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Site relatively exposed; small belt of trees surrounding some of the existing buildings in the south east of the site.
Aspect	3	South west facing.
Slope	3	Generally flat site.
Flood risk	3	According to SEPA's Indicative Flood Risk Map, there is no risk of flooding present on the site. There have been no flooding incidents recorded on the site and there are no watercourses present on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments recorded on the site. However, there have been two Sites and Monuments Records identified on the site; Mains of Charleston Farm in the south and along the northern boundary is West Charleston (off Old Stonehaven Rd) consumption dyke.
Natural Conservation	3	The site sits on the boundary of the Green Belt, but not within it. There are no other significant natural conservation features identified on the site.
Landscape Features	2	The site is identified as open farmland. There are two residential buildings and some farm sheds in the south eastern corner of the site, with some trees surrounding the buildings. There are some stone boundary walls separating fields.
Landscape Fit	2	There is a sparse residential pattern immediately surrounding the site; with most of the surrounding landscape being open farmland. Therefore, the development of housing on this site will be quite intrusive into the surrounding landscape.

Relationship to existing settlement	1	The closest existing residential settlement is at Cove which is 490m away from the site; in-between this settlement and the site is open farmland with a few scattered houses. Therefore, the proposal of houses on this site will be creating quite an isolated island of development and is not likely to be very well related to an existing settlement.
Land Use Mix / Balance / Service Thresholds	2	Directly to the east of the site (403m away) is the Aberdeen Gateway Business Park and to the north east of the site (514m away) is the residential settlement of Cove. Therefore, the development of housing on the site will contribute a little towards a balance of land uses in the area. The development of more housing on the site may also provide some basis for attracting new services and facilities.
Accessibility	2	The closest Bus Stop to the site is 541m away. First Services 3/3G and N21 stop here, as does Stagecoach Bus Service 7S.
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood center is located 2km from the site. Cove Bay Health Center is located 2km from the site. The site sits within the catchment area for Charleston Primary School (1.2km away) and Lochside Academy (2.1km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Paths or Cycle Network Routes/Facilities surrounding the site.
Proximity of employment opportunities.	3	Aberdeen Business Gateway Park is located 481m to the east of the site.
Contamination	3	The site is not identified as being contaminated.
Land Use Conflict	2	The site is likely to be quite visible from the A90 and Old Stonehaven Road.

Physical Infrastructural Capacity	3	Proposer has indicated that the site has connections to utilities.
Physical Infrastructure Future	3	According to Think Broadband, the site had Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	3	No known other constraints.

B1307 – Mains of Charleston - Withdrawn

B1308 – Royal Devenick Park Phase 1

SITE NUMBER: 13/08		NAME of SITE: Royal Devenick Park Ph1	
Nature of the proposal:	Residential (major; 235 units)		
Checklist Score:	43		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for a residential development of 235 units and is part of a much larger new settlement proposal, most of which lies in Aberdeenshire. The site is located in an area of Green Belt and Green Space Network which acts as a gateway into Aberdeen. This allows an impressive view of Aberdeen on the approach from the A90, providing a distinct sense of place. Its development would therefore have a significant impact on the Green Belt and landscape setting of Aberdeen. The site is not well-related to any settlement; it is poorly located to public transport and community facilities, and therefore would be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature – this is part of a much larger proposal. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>			

Criteria	Score	Justification
Exposure	3	Site bounded on north side by landscape edge adjacent to recent residential development (Deeside Brae) Eastern side is tree-lined and sheltered from A90. West and south side sit next to open fields.

Aspect	2	Relatively flat site some parts undulate; River Dee lies to the north. Open views to south.
Slope	3	Relatively flat site, some rolling parts with negligible level change.
Flood risk	2	Some flood risk from the burn that runs north-south through site.
Drainage	2	Low productivity, some vulnerability. Greenfield site.
Built / Cultural Elements	3	Recent residential development at Deeside Brae to the north.
Natural Conservation	2	Site is currently zoned as Green Belt and Green Space Network in LDP 2017. Den of Leggart Local Nature Conservation Site lies inside site area which is also formed of Semi-Natural and Ancient Woodland. Protected Species may be an issue.
Landscape Features	2	Woodland and burn intersecting site area. Footpath connection to existing residential development to the north (Deeside Brae)
Landscape Fit	1	Den of Leggart is Prime Landscape (DWP) Area. Site is located within Leggart Landscape Character Area. The site is located in an area of Green Belt and Green Space Network which acts as a gateway into Aberdeen. This allows an impressive view of Aberdeen on the approach from the A90, providing a distinct sense of place. Its development would therefore have a significant impact on the Green Belt and landscape setting of Aberdeen.
Relationship to existing settlement	1	Site lies on south side of the River Dee; Kincorth is a large settlement area of the city, located across the A90 Stonehaven Rd. Deeside Brae located close by.
Land Use Mix / Balance / Service Thresholds	1	Land use limited; only residential north of site.
Accessibility	1	Footpath connection from Deeside Brae. Road access by unnamed road off S Deeside Rd on west side of site (Aberdeenshire administrative area). No pavement or cycle space.

Proximity to facilities - shopping / health / recreation.	1	Kincorth is closest settlement area (2km). Garthdee Retail Park is located over Bridge of Dee crossing (1.6km).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Footpath connection only from north (Deeside Brae). Closest recreation space is Garthdee and Bridge of Dee (1.6km), community facilities include Kincorth Sports Centre (2km) and Inchgarth Communitiy Centre (2.5km)
Proximity of employment opportunities.	1	Some employment opportunity at Garthdee Retail Park. Site is within commuting distance of City Centre (4km), or Balmoral Business Park/ Altens Industrial Estate (3.5km)
Contamination	3	None shown
Land Use Conflict	2	Site currently zoned as Green Belt/ GSN, LNCS and Ancient Woodland located within site.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	3	Think Broadband notes there are local connections available in the area. Low and Zero Generating Technology will be used in accordance with policy.
Service Infrastructure Capacity	3	Abbotswell PS: 2019 85%; 2020 90%; 2021 91%; 2022 91% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88% Schools have capacity.
Other Constraints	3	None known.

B1309 – Rigifa Farm Area 1

SITE NUMBER: B13-09		NAME of SITE: Rigifa Farm Area 1, Cove
Nature of the proposal:	Housing (100 units)	
Checklist Score:	50	
Constraints:	Green Belt, quarry blasting, lack of local facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is relatively well sheltered and is not at risk from flooding. The development of 100 houses is likely to fit relatively well into the surrounding landscape and will be well related to the existing residential development at Cove. However it will not be adding to the mix of land uses in the area. There are no local facilities within 800m of the site, but it is within 400m of a Bus Stop with various buses stopping at it. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Existing tree belt to the south and east of the site providing some shelter.
Aspect	3	South facing.
Slope	2	Site has undulating slopes.

Flood risk	3	According to SEPA Indicative Flood Risk Map, the site is not at risk from flooding and there have been no flooding incidents recorded on the site. There are no watercourses present on site.
Drainage	3	Site appeared well drained on the site visit.
Built / Cultural Elements	3	There are no Listed Buildings or Scheduled Monuments on the site. There is one Site and Monument record just out with the southern boundary; Dyke Consumption - Rigifa Farm (off Cove Road).
Natural Conservation	2	The entirety of the site is within the Green Space Network (Site No. 76). The south and east of the site have been identified as an area of potential bat habitat (woodland); a bat survey may be needed. Skylark have been identified on this site. NESBReC records show Greylag Goose, Peregrine, Golden Plover and other bird species within 100m of site boundary. Protected species may be an issue.
Landscape Features	2	The site is largely open farmland. There is a tree belt along the south and some of the east of the site and a series of hedges run from the north western corner to the southern boundary of the site – development may affect these features.
Landscape Fit	2	The proposed development of 100no. houses would sit directly below an existing residential development to the south of Cove, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land which acts as a buffer between Cove and the quarry.
Relationship to existing settlement	3	The site sits alongside the residential area of Cove and the development of housing will be well related to existing settlement.
Land Use Mix / Balance / Service Thresholds	1	Developing residential use in a primarily residential area is not contributing to a better mix of uses in the area. 50% on site affordable housing could be provided.

Accessibility	3	Closest Bus Stop approximately 132m away from the site, at Cove Road (First Bus Services 3/3G and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove Neighborhood center is 1km from the site. Cove Bay health center is approximately 990m from the site. The site sits within the catchment areas of Charleston Primary School (290m away) and Lochside Academy (1.8km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 78 (Coastal Path South) runs along the southern and eastern edge of the site. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	There is employment opportunities 742m away at the Aberdeen Gateway Business Park.
Contamination	3	The site is not identified as being contaminated.
Land Use Conflict	2	The Blackhills Quarry sits near the site (approx. 370m). Blasting occurs at the quarry. There is a 250 meter exclusion zone in place, yet the quarry would feel more comfortable with a 400 meters exclusion zone as indicated by the HSE in 2003. Some of the site falls within 400m.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.
Physical Infrastructure Future	3	According to Think Broadband, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	1	The site is part of the Green Belt and parts of it are used for walking and informal recreation.

B1310 – Rigifa Farm, Cove

SITE NUMBER: B13-10		NAME of SITE: Rigifa Farm, Cove
Nature of the proposal:	<p>Housing (approx. 164no. units) and Commercial Use or Health Club.</p> <p>Area 1: 100no. housing units on northern third of site (5.2 ha)</p> <p>Area 2: Center portion of site (potential commercial use or health club use plus 24no. housing units)</p> <p>Area 3: 40no. housing units on southern third of site (Areas 2 & 3: 4.3 ha)</p>	
Checklist Score:	49	
Constraints:	Green Belt, quarry blasting, land use mix, lack of facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is relatively well sheltered and has a very slight risk of flooding. The development of 164 houses across the three Areas of the site is likely to fit relatively well into the surrounding landscape and will be well related to the existing residential development at Cove. The development of housing will not be adding to the mix of land uses in the area, however the potential development of commercial or health club use will be contributing to more of a balance of uses. There are no local facilities within 800m of the site, however the site is within 400m of a Bus Stop with various buses stopping at it. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the proposal of residential development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from surrounding houses to the north. At the very north of the site, there is a row of hedges running from north – south. At the center of the site (Area 2), there is a tree belt running from east to west and an existing tree belt in Area 3 along the eastern boundary.
Aspect	2	Generally, east facing
Slope	2	Generally flat site, the north of the site (Area 1) has gentle undulations.
Flood risk	2	According to SEPA’s Indicative Flood Risk Map, the south of the site (Area 3) is at a slight risk of surface flooding. There are no other areas of the site which are identified as at risk and have been no flooding incidents recorded anywhere on the site, however Blackhill Burn (culvert) runs along the southern corner of the Area 3.
Drainage	3	The site appeared well drained on the site visit.
Built / Cultural Elements	3	There is a Consumption Dyke (Rigifa Farm) that separates Area 1 and Area 2, however it does not sit within the site boundary. There are no Listed Buildings or Scheduled Monuments on this site.
Natural Conservation	2	There is a Priority Habitat in the wooded area to the east of Area 1. The entirety of the site is within the Green Space Network (Site No. 74 & 76). Much of the site is identified as an area of potential bat habitat (woodlands); a bat survey may be needed in all three areas. There have been a variety of bird species identified on this site; specifically, Peregrine, Ruff, Wood Sandpiper and Golden Plover. Protected species may be an issue.
Landscape Features	3	The site is categorized as open farmland. There are some stone dykes present at field boundaries.

Landscape Fit	2	The site is located just to the south and east of the existing Cove residential settlement, therefore is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land, which acts as a buffer between Cove and the quarry.
Relationship to existing settlement	3	The development will be relatively well related to the surrounding land uses, specifically to the north and the west of the site as there is existing residential development. Additionally, Aberdeen Gateway Business Park is just 380m south of Area 2 where the proposed commercial/health club development will be located.
Land Use Mix / Balance / Service Thresholds	2	Developing residential use in a primarily residential area is not likely to contribute towards the land use mix. 50% on site affordable housing could be provided. However, the proposal of commercial use will add slightly to the balance of land uses in the area, although the Aberdeen Gateway Business Park is located just to the south of the development. The development of a health club is likely to contribute to the land use mix in this area.
Accessibility	3	The closest Bus Stop is located 217m from the center of the site at Cove Road (First Bus Services 3/3G and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood center is located 1.2km from the center of the site. Cove Bay Health Center is located 1.2km from the center of the site. The site sits within the catchment areas of Charleston Primary School (360m away) and Lochside Academy (1.9km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 78 (Coastal Path South) runs along the east and south of Area 1. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	Aberdeen Gateway Business Park is located 633m away from the center of the site.

Contamination	3	None of the site is identified as being contaminated. The area of land that sits in between Area 2 and Area 3 is classed a potentially contaminated site (Leith's Quarry 'Blackhills Quarry').
Land Use Conflict	1	The Blackhills Quarry is near to the site. Blasting occurs at the quarry. There is a 250m exclusion zone in place, yet the quarry would feel more comfortable with a 400m exclusion zone as indicated by the HSE in 2003. Some of the site is within 400m, specifically Area 2 and Area 3.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.
Physical Infrastructure Future	3	According to Think Broadband, there is Fiber internet availability in the vicinity of the site.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	1	The site is part of the Green Belt and parts of it are used for walking and informal recreation.

B1311 – Rigifa Farm Area 3

SITE NUMBER: B1311		NAME of SITE: Rigifa Farm Area 3, Cove
Nature of the proposal:	Residential (approx. 40no. units)	
Checklist Score:	50	
Constraints:	Green Belt, quarry blasting, landscape fit, lack of facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is relatively well sheltered and has been identified as having a slight risk of flooding. The development of 40 houses is likely to fit and be well related to the established residential settlement of Cove to the North of the site. However, this is not necessarily the case with the quarry that sits to the east and the Gateway Business Park to the south. There are no local facilities within 800m of the site, however the site is within 400m of a Bus Stop with various bus services. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the proposal of residential development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from surrounding houses to the north. There is a belt of trees on site along the eastern boundary.
Aspect	3	South west facing.

Slope	3	Relatively flat site.
Flood risk	2	According to the SEPA Indicative Flood Risk Map, there is a slight risk of surface flooding in the north of the site. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of the site.
Drainage	3	The site appeared well drained on the site visit.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments recorded on site. There is one Standing Structure (documentary record) just outwith the southern boundary (Rigifa Farm) and one farmstead just to the east of the site (North Blackhill Farm).
Natural Conservation	2	The entirety of the site is within the Green Space Network (Site No. 74). The north and the east of the site have been identified as an area of potential bat habitat (woodland); a bat survey may be required. Garganey, Yellow Wagtail and Ruff have been identified on site.
Landscape Features	2	The site is classed as open farmland. There is a tree belt that runs along the eastern boundary of the site – development may affect this feature.
Landscape Fit	1	The proposed development of 40no. houses would sit across the road from an already existing residential development to the south of Cove. However, to the east of the site is Leith's Scotland Blackhills Quarry, and to the south of the site across the road is the Gateway Business Park, acting as a buffer between all these areas. Therefore, the site would intrude slightly into the surrounding landscape. Cove road provides a robust Green Belt boundary in this area.
Relationship to existing settlement	2	The site will be well related to the existing residential development to the north of the site, although Cove Road does dissect the two areas.

Land Use Mix / Balance / Service Thresholds	2	To the south of the site is the Gateway Business Park and to the east is the Blackhills Quarry, so residential development would be contributing a little towards a better balance of land uses. However just to the north of the site is the residential development of Cove so more residential development is unlikely to create a significantly better balance of land uses in the wider area. 50% on site affordable housing could be provided.
Accessibility	3	Closest Bus Stop is approximately 225m from the site, at Cove Road (First Bus Services 3/3G and N21 and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove Neighborhood Center is 1.4km from the site. Cove Bay Health Center is 1.6km from the site. The site sits within the catchment area of Charleston Primary School (527m away) and Lochside Academy (2km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 78 (Coastal Path South) is located 321m to the north of the site. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	There is employment opportunities 223m from the site at the Aberdeen Gateway Business Park.
Contamination	3	The site is not identified as being contaminated. However, the land adjacent outwith the site to the east is identified as a potentially contaminated site (Leith's Quarry 'Blackhills Quarry').
Land Use Conflict	2	The Blackhills Quarry sits near the site (approx. 370m). Blasting occurs at the quarry. There is a 250-meter exclusion zone in place, yet the quarry would feel more comfortable with a 400 meters exclusion zone as indicated by the HSE in 2003. Some of the site falls within 400m.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.

Physical Infrastructure Future	3	According to Think Broadband, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	3	None known

B1312 – Wellington Road East

SITE NUMBER: 1312		NAME of SITE: Wellington Road East
Nature of the proposal:	Retail; 2.47ha	
Checklist Score:	50	
Constraints:	Biodiversity, Green Space Network, Nature conservation, Public Open Space, Urban Green Space	
Recommendation:	Undesirable	
Justification:		
<p>Development of this site would represent the loss of a high quality and well-used area of designated open space, in an area that currently lacks quality public open space. The site is also home to dense varied woodland cover that is likely to provide valuable habitats and biodiversity, which would be lost if development were to take place.</p> <p>The 2017 Local Development plan identifies OP59 Loirston as the most suitable location of retail uses serving the south of the city. This is still considered to be the case.</p>		

Criteria	Score	Justification
Exposure	2	Site is a mature wooded area adjacent to Wellington Rd. It offers screening of the Industrial Estate from the main road. Some shelter from northerly winds.
Aspect	3	Flat site; contour lines suggest south-east facing.

Slope	3	Flat site; negligible level change.
Flood risk	2	Limited areas of surface water flood risk.
Drainage	2	Area potentially vulnerable to flooding.
Built / Cultural Elements	3	Site lies between Altens Industrial Estate and the A956 Wellington Rd.
Natural Conservation	1	Site is zoned as Green Space Network/ Urban Greenspace. Likely significant loss or disturbance of wildlife habitat and species.
Landscape Features	1	Predominantly Industrial area with employment uses; Wellington Business Park to the west, Altens Industrial Estate to the east. Significant loss or disturbance to woods and tree belts.
Landscape Fit	2	The site acts as a greenspace to screen the Estate from the road. Thus, development would cause intrusion into surrounding landscape.
Relationship to existing settlement	3	Site is located in the Nigg/Altens area; some residential areas but predominantly employment uses. Proposed use is in line with commercial nature of the area. Well related to existing settlement.
Land Use Mix / Balance / Service Thresholds	3	Proposed use adds to overall mix of uses in the Industrial Estate area.
Accessibility	3	Road frontage at A956 Wellington Rd, with access from Souter Head Rd to the south and Crawpeel Rd to the east. High frequency bus services accessible from nearby stops. Footpath and cycle space on dual use path parallel to main road.
Proximity to facilities - shopping / health / recreation.	2	Altens is a predominantly industrial destination. It is located close to Cove Bay, Nigg, and Kincorth suburbs. Employment uses proposed; site is located within the East Tullos and Altens Industrial Estate Closest shopping facilities found at retail park, 640 meters south.

		Cove Bay settlement located 1.6 kilometers south of the site, and Torry is 4 kilometers north with Kincorth is 2.4 kilometers west.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Good road links via A956. Pavement space on both sides of road. Some footpath links within industrial estate. Cycle space on A956. Bus routes are 3, 7A & 18.
Proximity of employment opportunities.	3	Site neighbours an existing Industrial Estate. City Centre is within commuting distance.
Contamination	3	None shown.
Land Use Conflict	1	Site is mature woodland/ Green Space Network, upon which it will have a negative impact.
Physical Infrastructural Capacity	3	Site has connections to electricity and gas utilities as well as high speed broadband, already provided to adjoining development.
Physical Infrastructure Future	3	High speed broadband already provided to adjoining development.
Service Infrastructure Capacity	3	Site proposes retail use. Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80% Kirkhill PS: 2019 86%; 2020 84%; 2021 85%; 2022 85% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	2	The woodland is used for recreational purposes.

B1313 – Heathvale, Cove

SITE NUMBER: 1313		NAME of SITE: Heathvale, Cove
Nature of the proposal:	Residential (120 units)	
Checklist Score:	43	
Constraints:	Green Space Network, urban green space, noise	
Recommendation:	Undesirable	
<p>Justification: The site is proposed for 120 residential units. The site is undesirable for development. The site is located in the Green Space Network, is urban green space and to the east of the site, has tree cover as part of Charleston Wood. There are indications of priority species habitat on site. In the Reporters Report into the extant 2017 Aberdeen Local Development Plan the Reporter noted the site be removed from the Green Belt but still retain its Green Space Network function as it plays a positive role in the Green Space Network, 'improving the visual amenity of this important approach into Aberdeen, particularly due to its relationship with Loirston Loch to the west and links beyond into open countryside'. Residential development was not supported. The site is located immediate next to Wellington Road, A956, and there are potential land use conflict with noise. The site is remote from existing services and facilities.</p>		

Criteria	Score	Justification
Exposure	3	Open site from west at A956 Wellington Rd, some shrubs/ planting to the north (Charlestown Wood) offering some screening. There is some shelter provided by vegetation and topography.
Aspect	3	Relatively flat site; south facing.
Slope	2	Flat site; negligible level change but there are areas where land undulates.

Flood risk	2	There are areas of flood risk to the south, and patches of flooding to the north. Loirston Loch is located to the west of the site. A culvert runs across the site from west to south east.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	2	The sites and monument record indicated documentary evidence of a gravel pit on site, and off site to the south there is documentary evidence of consumption dykes. There is one existing residential unit on site which may be lost through development.
Natural Conservation	1	The Loirston Loch nature conservation site sits to the west and north of the site. The site is zoned as Green Space Network and urban greenspace. Charleston Wood forms a large part of the site area. Development will result in the loss or disturbance of wildlife habitat. There are a number of animal and bird species recorded within the 100 meters of the site, including Snipe, European Otter, Daubebton's Bat, Soprano Pipistrelle and Common Pipistrelle.
Landscape Features	1	Development would result in the loss or disturbance of existing trees and stone dyke field boundaries.
Landscape Fit	2	The site contributes to the landscape setting of this approach to Aberdeen and plays a positive role by improving the visual amenity. Development will have a negative impact on this function.
Relationship to existing settlement	2	Cove is located to the east of the site beyond Charleston Woods. There is a small industrial areas off the south west boundary of the site, and further residential development. Development would only be partially related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	The residential development will not contribute to a better mix of development. 50% affordable housing could be provided.
Accessibility	3	There is a bus stop, with a regular and frequent service within 400m of the site to the south at Charleston Drive.

Proximity to facilities - shopping / health / recreation.	1	There is a limited range of facilities available within Cove, over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Path within the site. The closest is approx. 300m to the east. Wellington Road (A956) has pavement/cycle space at this point.
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6km of the site at Altens Industrial Estate and the Business Parks. (Gateway/ Balmoral).
Contamination	1	Part of site (Charleston Wood) is identified as potentially contaminated (Charleston landfill). The areas immediately to the south of the site is also identified as potentially contaminated.
Land Use Conflict	2	Due to the proximity of the site to Wellington Road there is a potential conflict in terms of noise. The tree cover at Charleston Wood may be providing noise attenuation to existing residential areas. If this were to be removed there could be conflict. A noise assessment submitted with the bid, 'concludes that although some of the buildings exceed noise limits for daytime and night time periods, this can be controlled to the required internal noise limits using a strategy of closed windows and alternative means of ventilation. As such, noise from the adjacent road is not an impediment to development.'
Physical Infrastructural Capacity	2	The proposer indicates there is waste water and water connections in the vicinity, the capacity of these is unknown.
Physical Infrastructure Future	2	The proposer indicates a fabric first approach will be taken, with appropriate technologies available at the time used.
Service Infrastructure Capacity	2	The site is allocated to Charleston Primary School which will be over capacity by 2021, and Lochside Academy which has capacity.
Other Constraints	3	There are no known other constraints.

B1314 – Leggart Brae

SITE NUMBER: B13/14		NAME of SITE: Leggart Brae
Nature of the proposal:	Residential – approx. 150 units	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	39	
Constraints:	Green belt, green space network	
Recommendation:	Undesirable	
Justification:		
<p>The site is located in an area of Green Belt and Green Space Network which acts as a natural setting to Aberdeen City and Aberdeenshire. Development will have undesirable impacts on landscape and natural environment. Though adjacent to residential development, the site is not well-related to any settlement; it is poorly located to public transport and community facilities, therefore would be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Site bounded on north by landscape edge adjacent to the existing residential development (Deeside Brae). Eastern side is tree-lined and sheltered from A90. South side is open to fields. West is an area of ancient woodland and Local Nature Conservation Site (Den of Leggart)

Aspect	3	Relatively flat site. River Dee to the north. Open views to south.
Slope	3	Relatively flat site.
Flood risk	2	Burn runs north-south adjacent to the site. High risk of river flooding.
Drainage	2	Some vulnerability as a flat site with flood risk. Low productivity aquifer, some limited vulnerability to groundwater pollutants.
Built / Cultural Elements	3	Residential development (Deeside Brae) to the north.
Natural Conservation	2	Site is currently zoned as Green Belt/ Green Space Network in the adopted Plan. Den of Leggart LNCS lies inside site area which is also formed of Semi-Natural and Ancient Woodland. Protected Species may be an issue.
Landscape Features	2	Woodland and burn adjacent to site area. Footpath connection to existing residential development to the north (Deeside Brae). Open views to agricultural land to south.
Landscape Fit	1	Den of Leggart is Prime Landscape (DWP) Area. The site is located within Leggart Landscape Character Area.
Relationship to existing settlement	1	Site lies on south side of the River Dee; Kincorth is a large settlement area of the city, located across the A90 Stonehaven Rd. Deeside Brae located north.

Land Use Mix / Balance / Service Thresholds	1	Land use limited; only residential north of site. Proposal would not contribute to a better mix of uses.
Accessibility	1	Footpath connection from Deeside Brae. Some road access by unnamed road off S Deeside Rd on west side of site (Aberdeenshire administrative area). No pavement or cycle space.
Proximity to facilities - shopping / health / recreation.	1	Kincorth is closest settlement area (1.2 mile). Garthdee Retail Park is located over Bridge of Dee crossing (1 mile north).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Footpath connection only from north (Deeside Brae). Closest recreation space is Garthdee and Bridge of Dee (1 mile), community facilities include Kincorth Sports Centre (1.3 miles) and Inchgarth Community Centre (1.6 miles)
Proximity of employment opportunities.	1	Some employment opportunity at Garthdee Retail Park. Site is within commuting distance of City Centre (2.5 miles), or Balmoral Business Park/ Altens Industrial Estate (2.2 miles)
Contamination	3	No known contamination.
Land Use Conflict	3	Site currently zoned as Green Belt/ Green Space Network, LNCS and Ancient Woodland located adjacent to site. Proposed use (residential) would not conflict with existing residential use.
Physical Infrastructural Capacity	2	Proposer notes infrastructure capacity. Area has good broadband availability.
Physical Infrastructure Future	2	Proposal unlikely to accommodate district heating network scheme.

Service Infrastructure Capacity	2	Abbotswell PS expected to be operating within capacity beyond 2022. Lochside Academy expected to be running within capacity beyond 2022.
Other Constraints	3	No other known constraints

B1315 – Wellington Road

SITE NUMBER: B1315		NAME of SITE: Wellington Road
Nature of the proposal:	Rezone the site for mixed use	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	53	
Constraints:	Exposure, landscape features	
Recommendation:	Undesirable	
Justification:		
<p>The site comprises a 0.83 hectare site located within a prominent corner of the Altens Industrial Estate, next to the roundabout with Wellington Road and Haress Road. The site is zoned Business and Industrial at present; the proposal is for a mixed use zoning to be applied. The previous use on site was a motel; this has been demolished.</p> <p>Along with supporting business and industry use (Class 4, 5 and 6) the current zoning allows for facilities that directly support business and industrial uses where they enhance the attraction or sustainability of the city's business and industrial land, and should be primarily aimed at meeting the needs of businesses and employees within the business and industrial area. Wellington Road forms a strong boundary to separates business and industrial use from residential use to the west. Rezoning the site would create an isolated island of mixed use zoning, within the wider business and industrial zoning. Also, the existing zoning allows for a number of supporting uses.</p> <p>The site is brownfield, therefore will have connections to existing services. The site is flat, and contains landscape features (boundary hedge) which increase the quality of the surrounding environment. The site is located in a prominent position close to the brow of a hill, and on a main road transport corridor.</p>		

Criteria	Score	Justification
Exposure	2	Site sits on the create of a hill. There may be some shelter from existing vegetation.
Aspect	3	Flat site, very slight north facing aspect.

Slope	3	Flat site, previously development on site has been demolished.
Flood risk	3	SEPA flood maps indicate no flooding on site. No flooding incidents have been recorded. There are areas of surface water flooding to the south and east of the site. The culverted Tullos Burn flows past the site on the east.
Drainage	3	The site is well drained. It is a brownfield site.
Built / Cultural Elements	3	Previous building on site has been demolished. Historic Environment Record shows a historic farmstead (Upper Kirkhill) covers part of the previously developed area on site.
Natural Conservation	2	There is an area of Green Space Network offsite to the south. The site is part of the integrated habitat system (improved grassland).
Landscape Features	2	Hedge runs around the north and west of the site. Area of trees and vegetation on the north western section of the site.
Landscape Fit	2	Development beyond the extent of the previous building will intrude on the landscape due to the topography; site is on the crest of a hill
Relationship to existing settlement	3	Development will relate well to the existing development
Land Use Mix / Balance / Service Thresholds	2	Development of mixed use would contribute little to the surround mix of land use. The site is zoned within a business and industrial zoning; the previous use on site was a motel. The policy zoning allows for facilities that directly support business and industrial uses where they enhance the attraction or sustainability of the city's business and industrial land and should be primarily aimed at meeting the needs of businesses and employees within the business and industrial area.
Accessibility	3	A bus stop is located immediate of the northern boundary of the sit serviced by a frequent day route. A bus stop approximately 300 meters to the south is served by a number of frequent bus routes.

Proximity to facilities - shopping / health / recreation.	2	There are limited community facilities within 800 metres of the site. A pub and restaurant is located 200 metres from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 103 connects to Core Path 79 approximately 200 metres north of the site. One informal path runs close to the site
Proximity of employment opportunities.	3	There are significant employment opportunities are the site is located within the Altens Industrial Estate.
Contamination	3	There is no known contamination in site
Land Use Conflict	2	There is potential land use conflict depending on the type of proposal. Mixed use zoning comprises industrial, business, commercial and residential uses. The site and surrounding area is zoned as business and industrial where Business (Class 4), General Industrial (Class 5) and Storage and Distribution (Class 6) are supported. In a mixed use zoning, the new proposed use should not impinge on the viability or operation of existing businesses within the vicinity.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	School role forecast information may be required depending on the proposal submitted. The site is allocated to Loirston Primary School and Lochside Academy; both have capacity.
Other Constraints	3	No know other constraints.

B1316 – Land at Mains of Charleston

SITE NUMBER: B13/16		NAME of SITE: Land at Mains of Charleston
Nature of the proposal:	Re- zoning of land for Mixed Uses	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	42	
Constraints:	Green belt	
Recommendation:	Undesirable	
Justification:		
<p>The nature of the proposal is unclear. The submission notes several possible uses for the site, including; renewable energy, outdoor recreational uses / facilities, tourism related development, care home / additional needs housing, bespoke housing, garden centre. Though zoned as green belt, part of the bid site falls within the existing OP60 (Charleston) site, allocated for 20.5 hectares of employment land. OP60 forms part of the Loirston Masterplan Zone, together with OP59 (Loirston).</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of land for development. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>The site is located in an area of green belt which acts as setting to Aberdeen as a whole. It is part of an area which serves to maintain the boundary of Aberdeen City and Shire, particularly as a buffer on either side of the A92. The bid site would effectively develop to the administrative boundary eastwards to OP53 (Aberdeen Gateway) and OP55 (Blackhills Quarry).</p>		

Criteria	Score	Justification
Exposure	2	The bid area is split into a few different areas. In general, there is some screening to the A92 (fencing/ planting) however as there is limited development (some dispersed homes/ sheds) the areas are quite exposed.
Aspect	3	Sites are generally flat.
Slope	3	Sites are generally flat.
Flood risk	2	A flood risk assessment is required as part of the OP60 allocation. Flood maps show high risk of flooding from river sources on area 2.2 of bid (southernmost plot).
Drainage	1	The site is relatively flat and appeared boggy in areas, suggesting drainage issues. Low aquifer productivity, and some minor vulnerability to groundwater pollutants.
Built / Cultural Elements	3	Some dispersed farm buildings in the general area. Gateway Business Park further east.
Natural Conservation	2	Site is located in the Green Belt which separates Aberdeen City and Shire. NESBReC records indicate some priority peatland habitats and integrated habitat systems on the site.
Landscape Features	2	The A92 is located close by to the west. A 'balancing pond' is situated in the middle between the bid site areas. Some trees can be found at area 4 of the bid (adjacent to A92).
Landscape Fit	2	The area is mostly rough grassland, or agricultural land, with business and industrial areas to the east. As the bid sites are split and dispersed, they cover a wide area which cumulatively would have a visual impact on the landscape.

Relationship to existing settlement	1	Nearest settlement is Cove, approx. 300m to the north east. There are limited services within this suburb, though the bid proposal sets out a number of possible land uses.
Land Use Mix / Balance / Service Thresholds	2	The bid proposal sets out a number of possible land uses. In the immediate vicinity of the site there are some dispersed residential units and farm/ storage buildings. Further afield there is some residential use at Cove and the Gateway Business Park.
Accessibility	1	Access to the site is car dependent, accessed by Wellington Road. There is a road closure (at the time of writing) which prevents full circular access around the bid site areas. Nearby, the No.7 service runs at Wellington Drive (approximately every hour), the No.3 service to Cove is also approximately every 10 minutes. There is no pavement or cycle lane space. No Core Paths within walking distance.
Proximity to facilities - shopping / health / recreation.	2	There are some community services in the Cove settlement area, around 300m north east.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There is no pavement or cycle lane space. No Core Paths within walking distance. Loirston Loch is a Local Nature Conservation Site, located north up Wellington Road for some recreation/ outdoor leisure. A Community Centre and skatepark are located in Cove. Both locations would be accessed by car.
Proximity of employment opportunities.	2	Some employment opportunity at Gateway Business Park, also Balmoral Business park and Altens Industrial Area further north along the A958 Wellington Road.
Contamination	2	Area identified as 2.2 on site bid (southernmost plot) has potential for contamination (former Charleston Moss Landfill)

Land Use Conflict	2	A range of potential uses are given as part of the bid. Uses would be required to harmonise with nearby residential properties and the business park.
Physical Infrastructural Capacity	2	Proposer does not include details of infrastructure capacity within the bid. Broadband is available but options for connection are limited.
Physical Infrastructure Future	2	Renewable energy is proposed; though specific details are unclear. Heat networks not explicitly stated.
Service Infrastructure Capacity	2	Residential use is not explicitly stated as a use on the bid site, however Lochside Academy has capacity beyond 2025. Charleston PS will reach capacity after 2020.
Other Constraints	3	No know other constraints.

B1317 – South Harbour Part 2

SITE NUMBER: B13/17		NAME of SITE: South Harbour Part 2
Nature of the proposal:	Harbour related activity, including port related tourism, marine and other industrial uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	A - 44 B - 41 C - 42 D - 43 E - 45 F - 40 G - 40	
Constraints:	Green belt, green space network	
Recommendation:	Undesirable	
Justification:		
<p>The bid lacks detail of actual development proposals. The associated documentation suggests that there is a requirement to allocate land in the bid areas for business/ industrial use, and a need for further infrastructure to support the harbour expansion by way of reference to the Bay of Nigg Development Framework.</p> <p>The proposal is therefore understood to be for the allocation of land associated with the expansion of the south harbour for port related activity, including tourism, marine and other industrial activity.</p> <p>Seven parcels of land are identified in Area 2, Site A is the largest section comprising part of Altens Industrial Estate; B is land west of the Nigg Waste Water Treatment Works (WWTW); C is Doonies Farm and adjacent land; D is land west of the Coast Road at Hareness Road; E is the WWTW, F is the former Ness landfill; and G is land around Tullos Hill.</p> <p>The sites comprise various zonings in the adopted Plan, including Business & Industrial Areas, Green Belt and Green Space Network, and existing Opportunity Sites (OP64 and OP54). The coast and cliffs are distinctive and defining features of Aberdeen and much of the general area is identified as part of the city's Green Belt.</p>		

Though the contents of the bid are unclear as to the scale and level of development being suggested, some of the area is currently identified as a Business & Industrial Area, for which relevant uses would be suitably located under current zoning and policy. Any infrastructure deemed essential to this would be considered under that guidance also. To develop along the other areas could be detrimental to Aberdeen's landscape setting, potentially impacting upon the coastal corridor of the city's south side and a loss of Green Belt and Green Space Network. Changing the zoning, or allocating an OP site, would be unspecific and speculative to the progression of the harbour project. We therefore find that changing the zoning of these areas, or identifying them as Opportunity Sites, would not be favoured.

Energy transition refers to the global energy sector's shift from fossil-based systems of energy production and consumption including, oil, natural gas and coal – to renewable energy sources like wind, tidal and solar. Aberdeen is ideally placed, geographically, to capitalise on energy transition opportunities which will help to safeguard the City region's economic future. It also has the skills and workforce to diversify within the energy sector. The construction of Aberdeen South Harbour creates the opportunity to help accommodate energy transition-related uses. An Energy Transition Zone is therefore identified at St Fitticks Park OP56 (Site E and part of B) and Doonies OP61 (site C) and a new Policy B5 will allow for the development, production, assembly, storage and/or distribution of infrastructure required to support low-carbon and renewable energy related industries; this includes offshore wind, tidal, hydrogen and solar.

Criteria	Score	Justification
Exposure	3	Sites A (Altens Industrial) and E (WWTW) are 'built-up' areas, with existing development.
	1	Sites B, C, D, F, G are open sites (for example Tullos Hill, east edge of Altens and Doonies Farm) and so are more exposed to the coast
Aspect	2	Across the entire Area 2, the aspect varies with the direction of the land. The primary aspect is with views to the south and east toward the coast.
Slope	2	Across the entire Area 2 the slope of the land varies. The land undulates, with Tullos Hill being a key feature of the landscape. Generally, the land across sites A, C and D moves west away from the coast. Areas around B and E at the WWTW rise northward but are generally flat onsite.

	1	Sites G and F include, or are adjacent to, Tullos Hill and the former Ness landfill with the land rising to 65m and 83m.
Flood risk	2	SEPA flood maps show there are some isolated areas of surface water flood risk across the whole of Area 2.
Drainage	3	The ground appears to be well drained. Some locations are built up with existing drainage infrastructure.
Built / Cultural Elements	2 3	Tullos Cairn, Baron's Cairn (site G), Crab's Cairn (site F) and Cat Cairn (site A). St Fittock's Church Schedule Monument is just offsite to the north east (Site B). Site C, D, E no known impact.
Natural Conservation	1	NESBReC survey shows records of a number of designated species (54+) and locally important species (7+) as well as integrated habitat systems. Sites B, C, E, F, G are zoned as Green Belt and Green Space Network in the current Plan. Site G/F is an area of European dry heath and is a Local Nature Conservation Sites (Tullos Hill). The Nigg Bay SSSI (Sites of Special Scientific Interest) is also located here.
Landscape Features	1	Site G/F forms the Tullos Hill and Tullos Wood area. Site B includes wooded areas and St Fitticks Community Park. Sites B, C, E, F, G, H are designated Green Belt and Green Space Network.
Landscape Fit	2	The cliffs and coast are distinctive and defining landscapes of Aberdeen. Development may intrude into the landscape setting. However, directing associated business and industrial uses to the existing Altens Industrial Estate (sites A/D) would likely be appropriate.
Relationship to existing settlement	2	The development could be partially related to the surrounding development at the Altens Industrial Estate. Areas G and B are identified as recreational spaces (Loirston Country Park, St Fitticks Community Park) The closest residential settlement is Cove (south) or Kincorth (west). There is an existing road network into the city.

Land Use Mix / Balance / Service Thresholds	2	The bid is unclear as to specific uses, but further business and industrial use would add to existing provision. Development of sites B, G, F, C would result in a loss of Green Belt land. Traffic and drainage impact would be dependent on the nature of the proposed development.
Accessibility	2	Bus stops serve Altens (Wellington Road and Hareness Road) as well as south-east Torry at Balnagask Circle. Sites C and F are furthest from services.
Proximity to facilities - shopping / health / recreation.	2	Though the specific nature of the proposals is unclear, potential residential development is not referred to. There are some community facilities in Torry, Kincorth and Cove surrounding the bid Area 2. There are some shops and mobile hot food takeaways in the locale to serve users of the business and industrial area.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Paths 78, 83, 95 103, 108 connect the area between Altens Industrial Area to the coast, Tullos Hill and Balnagask.
Proximity of employment opportunities.	3	There are significant employment opportunities within proximity of the site. These include the existing industrial areas of Tullos and Altens. The new harbour may become a significant employment opportunity.
Contamination	2	Ness Farm Landfill (sites G/F) Altens Industrial Estate (site A) St Fitticks Sewage Works (site E)
Land Use Conflict	1	Sites B/C/G/F are identified as Green Belt / Green Space Network. Development will result in a loss of this land. Part of site C is identified as OP64 for a solar farm – development in line with that allocation would likely be accepted.

	2	Areas A/D/E are already developed areas. Complementary uses would likely be accepted in the Altens Industrial Estate in line with policy.
Physical Infrastructural Capacity	2	WWTW are included/ close proximity of the bid area. Capacity of and connection to water, wastewater treatment, gas and electricity are unknown. Capacity of and connection to water, wastewater treatment, gas and electricity are unknown.
Physical Infrastructure Future	2	Access to high speed broadband is available within the postcode area. Low and zero carbon elements is unknown. The proposer indicated they could work in conjunction with ACC to consider heat networks, but they are unable to provide or deliver heat network pipelines or connections.
Service Infrastructure Capacity	3	Due to the nature of the proposal, school roll forecasts are not relevant to the application.
Other Constraints	1	There is a HSE major hazard site located within Altens Industrial Estate (inner and middle consultation zones) – Area A

B1318 – South Harbour Part 3

SITE NUMBER: B13/18		NAME of SITE: South Harbour Part 3
Nature of the proposal:	Harbour related activity, including port related tourism, marine and other industrial uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	41	
Constraints:		
Recommendation:	Undesirable	
<p>Justification:</p> <p>Three parcels of land form Area 3 of this bid. Site A is the southern part of Altens Industrial Estate, site B is East Tullos Industrial Estate, and site C is an area of land just north of B.</p> <p>The bid lacks detail of actual development proposals. The associated documentation suggests that there is a requirement to allocate land in the bid areas for business/ industrial use, and a need for further infrastructure, in order to support the harbour expansion by way of reference to the Bay of Nigg Development Framework. The proposal is therefore understood to be for the allocation of land associated with the expansion of the south harbour for port related activity, including tourism, marine and other industrial activity.</p> <p>Areas A and B are currently zoned as ‘Business and Industrial’ areas in the adopted Plan. Area C falls within a space zoned as ‘Land for Transport’</p> <p>Though the contents of the bid are unclear as to the scale and level of development being suggested, Sites A and B are currently identified as Business & Industrial areas, for which relevant uses would be suitably located under current the zoning and policy. Any infrastructure deemed essential to this would be considered under that guidance also.</p> <p>Changing the zoning, or allocating as an OP site, would be unspecific and speculative to the progression of the harbour project. We therefore find that changing the zoning of these areas, or identifying them as Opportunity Sites, would not be favoured.</p> <p>Site C is zoned as Land for Transport’ which is safeguarded for specific projects – should the land be used for this purpose then there would be no requirement to change the zoning for LDP 2022.</p>		

Criteria	Score	Justification
Exposure	3	The sites are located in build-up areas.
Aspect	3	The sites are located in built-up areas.
Slope	3	The sites themselves are on relatively flat land, with Tullos Hill separating areas A and B.
Flood risk	2	SEPA flood maps show there are some isolated areas of surface water flood risk across the whole of Area 3. Site C in particular shows most risk.
Drainage	3	The ground appears to be well drained. Site locations are in built-up areas with existing drainage infrastructure. May be surface water issues during high rainfall.
Built / Cultural Elements	3	None on sites. Scheduled monuments Tullos Cairn, Baron's Cairn, Crab's Cairn and Cat Cairn located between sites A and B.
Natural Conservation	3	NESBReC survey shows records of designated species (11+) and Spring Vetch (locally important species) in this area, as well as integrated habitat systems. Land between sites A and B is a Local Nature Conservation Site (Tullos Hill) Reports of bats in the area; sites B and C.
Landscape Features	3	Loirston Country Park and Tullos Hill are notable landscape features in this area although not included in this bid area.
Landscape Fit	3	The site areas defined in the bid are existing built-up areas and similar development in this location should fit well.

Relationship to existing settlement	2	Site A is related well to Altens Industrial Estate and Cove to the south. Sites B and C are close to Kincorth (west, over Wellington Road) The development will be partially unrelated to the surrounding development due to rising topography, a the golf course and strong boundaries such as the railway line.
Land Use Mix / Balance / Service Thresholds	2	Site A and B are within existing zoned business and industrial land. Development is suggested to comprise harbour-related activity. It would be expected this would contribute a little towards a mix of uses.
Accessibility	3	Sites A, B and C are located in proximity of bus stops bus stop serviced by regular bus services.
Proximity to facilities - shopping / health / recreation.	2	Some food and drink uses for those using the business and industrial areas in the locale. Nearest healthcare/ community facilities in the residential areas of Kincorth/ Torry/ Cove. Recreational areas at Loirston Country Park.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 103 connects the area between sites A and B. There is pavement provision in these built-up areas. Site C is railway so not applicable.
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6 Kilometers of the site. These include the existing industrial areas of Tullos and Altens. The new harbour may facilitate other significant employment opportunities.
Contamination	1	Former Ness Landfill located between sites A and B. There are some other potentially contaminated sites in the Tullos/ Altens Industrial Areas too.

Land Use Conflict	2	Specific uses are not set out in the bid document – however any future business/ industrial use or related infrastructure will not likely pose a conflict to existing uses here.
Physical Infrastructural Capacity	2	Waste water works are in close proximity. Capacity of and connection to water, wastewater treatment, gas and electricity are unknown as specific development is not set out in the bid document.
Physical Infrastructure Future	3	Access to high speed broadband is available within the postcode area. Low and zero carbon elements is unknown. The proposed indicated they could work in conjunction with ACC to consider heat networks, but they are unable to provide or deliver heat network pipelines or connections.
Service Infrastructure Capacity	3	Due to the nature of the proposal, school roll forecasts are not relevant to the application.
Other Constraints	2	There is a HSE major hazard site located within Altens Industrial Estate (inner and middle consultation zones)

B1319 – South Harbour Part 4

SITE NUMBER: B13/19		NAME of SITE: South Harbour Part 4
Nature of the proposal:	Harbour related activity, including port related tourism, marine and other industrial uses.	Development Bid received during the Main Issues Report Consultation.
Checklist Score:	Site A – 44 Site B / C / D - 40	
Constraints:	Green space network, undeveloped coast, local nature conservation site, designated species, landscape fit, recreation loss.	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is to allocate land for the expansion of the south harbor for port related activity, including tourism, marine and other industrial activity. Four parcels of land are identified, Site A is the south section Balnagask Golf Course, Site B and Site D fall between the railway line and the sea. Site C falls between the coast road and the sea.</p> <p>The site are all designated green belt, and green space network, and fall within the undeveloped coast policy. The Balnagask to Cove Local Nature Conservation Site is present within Site B, C and D. Designated species and locally important species are noted on site. The coast and cliffs are distinctive and defining features of Aberdeen. To develop along these areas will be significantly detrimental to Aberdeen's landscape. Development would remove a section of Balnagask Golf Course and have implications to the formal and informal path network running along and to and from the coast.</p>		

Criteria	Score	Justification
Exposure	1	Sites B, C and D are exposed due to their location; the coast. There is no shelter from topography or vegetation.
	2	Site A is on the coast but is sheltered slightly due to topography.
Aspect	2	The site along the coast road (sites B, C, D) face west.
	3	The golf course, site A, faces south
Slope	2	4A – 4.91 (1:20) – gentle slope with hummocky hills Site B, C, D are gently sloping, before falling sharply towards the coast. 4D – 15.306 (1:7), 4B – 9.09 (1:12), 4C – 7.537 (1:14)
Flood risk	2	SEPA flood maps show the following: Site A – Surface water flooding is present in ten locations across the site. Site D – Coastal flooding is present immediate offsite. Surface water flooding is present immediate offsite to the east, south and west. Site B – Coastal flooding is present immediate offsite. Areas of surface water are present on site. Three water courses cross the site from west to east, they have small sections of culverts Site C - Coastal flooding is present immediate offsite. A linear area of surface water are present along the middle of site and the southern boundary. A culverted watercourse runs along part of the southern boundary.
Drainage	3	The ground appears to be well drained.
Built / Cultural Elements	2	Site A – Schedule monument – nothing on site. St Fittick’s Church is offsite to the south. Historic Environment Record shows number of hits on site and immediately offsite, ranging from rig and furrow agriculture to world war 2 defenses. Site D – the Historic Environment Record notes one hit crossing the western boundary. Site B – the Historic Environment Record notes seven hits across the site ranging from fishing stations to world war 2 defenses. There are four historic marine records recorded to the east of the site. Site C – the Historic Environment Record notes one hit on site. The Cove Conservation Area is approx. 218 meters offsite to the south.

Natural Conservation	2	Site A – All of the site has Green Space Network designation. There are a number of species recorded on site (Ruff, Dunnock Kestrel).
	1	Site B – Local Nature Conservation Site Balnagask to Cove covers the majority of the site, Green Space Network designation covers all the site. There are a number of species recorded on site (Snipe, Eider, Swift). Site C - Local Nature Conservation Site Balnagask to Cove covers the part of the site, Green Space Network designation covers all the site. There are a number of species recorded on site (Merlin, Snipe, Eider, Cuckoo, Dunnock, Siskin) and locally important species (Spring Vetch, Bloody Crane's-bill, Frosted Orache, Bluebell). Site D – Local Nature Conservation Site Balnagask to Cove covers the majority of the site, Green Space Network designation covers all the site. There are a number of species recorded on site (Eider, Swift, Lapwing, Dunnock) and locally important species (Bloody Crane's-bill).
Landscape Features	1	Site A forms the southern part of the Balnagask Golf Course. Site B, C, D has a number of stone dykes separating fields. Sites are designated green belt.
Landscape Fit	1	The cliffs and coast are distinctive and defining landscapes of Aberdeen. Development will intrude significantly into the landscape.
Relationship to existing settlement	2	The sites are zoned within the undeveloped coast designation. The development will be partially unrelated to the surrounding development due to rising topography, a the golf course and strong boundaries such as the railway line.
Land Use Mix / Balance / Service Thresholds	1	Development of site A would remove a recreational facility (Balnagask Golf Course). Sites B, C and D are located in close proximity to existing zoned business and industrial land. Development would comprise harbor related activity. It would be expected this would contribute a little towards a mix of uses.

		Green belt zoning
Accessibility	2	Sites A, B and C are located within 800m of bus stops bus stop serviced by regular bus services.
	1	Site D is over 1 kilometer to a bus stop.
Proximity to facilities - shopping / health / recreation.	2	Site A – 2 – there are a limit range of facilities within 800 metres of the site. The Balnagask golf course is the site. Torry Medical Practice is 1.8km from the site, as is the town centre.
	1	Site B, D – there are no community facilities within 800 metres of the site. Site C – there are no community facilities within 800 metres of the site. Cove medical centre is approx. 975 metres to the south west.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Site A – core path 78 runs offsite to the east and south, while core path 104 and 108 are offsite to the west. Informal path to at the northern boundary and to the east. Site C - core path 78 is on the east side of the site. Core path 95 runs across the site east to west and offsite follows the western boundary. Core path 81 and 83 are offsite to the west. Informal paths in the surrounding area.
	2	Site D – core path 78 is on the east side of the site. Informal path also runs east to west. Site B – core path 78 is on the east side of the site. Core path 95 runs across the site east to west.
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6 Kilometers of the site. These include the existing industrial areas of Tullos and Altens. The new harbour may become a significant employment opportunity.
Contamination	2	Site A – there are two potential areas of contamination immediately off the northern boundary of the site. No fly tipping was noted. Site B – there is a potential area of contamination on the western edge of the site. No fly tipping was noted.

	3	Site C, D – there is no contamination identified. No fly tipping was noted.
Land Use Conflict	2	Site A – There will be some land use conflict to the west with the residential area of Torry due to proximity and the topography of the site. There will be no conflict to the south. Site C - There will be some land use conflict to the west with the residential area of Cove.
	3	Site D – No expected conflict with adjoining land uses. Site B – No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	2	Site A – Waste water works are in close proximity (approx. 630metres to the south west). Capacity of and connection to water, wastewater treatment, gas and electricity are unknown. Site D, B, C – Capacity of and connection to water, wastewater treatment, gas and electricity are unknown.
Physical Infrastructure Future	3	Access to high speed broadband is available within the postcode area. Low and zero carbon elements is unknown. The proposed indicated they could work in conjunction with ACC to consider heat networks, but they are unable to provide or deliver heat network pipelines or connections.
Service Infrastructure Capacity	3	Due to the nature of the proposal, school roll forecasts are not relevant to the application.
Other Constraints	1	Removal of existing recreational area – Balnagask Golf Course and informal and formal path network along and to the coast. Sites are zoned as undeveloped coast.

The Sustainability Checklist Criteria

The following table provides information on how the Development Options were assessed against Sustainability Checklist

SITE NUMBER:		NAME of SITE:
Nature of the proposal:		
Checklist Score:		
Constraints:		
Recommendation:		
Justification:		

Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Exposure</p> <p>Does the site have little, some or good shelter from northerly winds through topography, vegetation - and/or presence of frost pockets likely to occur? Can exposure impacts be mitigated without other harmful effects?</p> <p>The higher parts or brows of hills, and flat sites with little vegetation are likely to be exposed to winds. The sides and bottoms of some valleys, gullies, and other depressions can be liable to colder air and frosts.</p>	<p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab)</p> <p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Little shelter from northerly winds through topography, vegetation and/or presence of frost pockets likely to occur.</p>	<p>Some shelter from northerly winds through topography, vegetation and/or possible frost pockets likely to occur.</p>	<p>Good shelter from northerly winds through topography, vegetation and frost pockets unlikely to occur.</p>
<p>Aspect</p> <p>Is the site north facing, east or west facing or south-west, south, south-east facing. Can aspect impacts be mitigated without other harmful effects?</p>	<p>GIS Contour Mapping</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>North facing</p>	<p>East or west facing</p>	<p>South-west, south, south-east facing or flat site</p>

<p>This should be a fairly simple exercise. In cases where there may be a range of undulations across an area it is probably the overall sloping trend which is the important criterion gained by comparing the differences between the highest and lowest points at the opposite edges of a site.</p>				
<p>Slope</p> <p>Do any parts of the site have steeper slopes or undulations and if so, can they be mitigated?</p> <p>Slopes are considered steep if the gradient is steeper than 1 in 12 (i.e a slope of 1:2 would be considered very steep). This is more of a 'rule of thumb' established through road engineering practice where mobility, or the presence of water, ice or snow, can become problematic.</p>	<p>GIS Contour Mapping</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Steeper Slopes or undulations over 50% or more of site</p>	<p>Sloping trend with less than 10% of site with undulations</p>	<p>Flat site</p>
<p>Flood risk</p> <p>Is there considerable, little or no risk of natural or man made flooding on the</p>	<p>GIS SEPA Flood Map</p> <p>GIS Flood Extents</p> <p>GIS Flooding Incidents</p>	<p>Considerable risk of natural or man made flooding.</p>	<p>Little risk of natural or man made flooding.</p>	<p>No known risk of natural or man made flooding.</p>

<p>site? If there is, can flooding be mitigated without other harmful effects?</p> <p>SEPA points out that the types of potential flood risk can range from coastal, fluvial, pluvial, groundwater, drainage, and infrastructure failure flooding, or a combination of these. Attention should be given not just to existing flood risk, but to the potential for flooding arising from ground level changes caused by future development.</p>	<p>Historic evidence of flooding</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>			
<p>Drainage</p> <p>How much poorly drained or waterlogged land is there on the site? Can drainage impacts be mitigated without other harmful effects?</p>	<p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab)</p> <p>GIS Hydrogeology Maps</p> <p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Site Visits</p>	<p>Poorly drained / waterlogged</p>	<p>Some small pockets of poor drainage (less than 5% of land area)</p>	<p>Freely drained</p>

	Assessment provided by landowner / developer to support a site.			
<p>Built / Cultural Elements</p> <p>Is there likely to be any significant or potential loss or disturbance of archaeological sites or listed and vernacular buildings. Can heritage impacts be mitigated without other harmful effects?</p> <p>Where there is any doubt about the range of impacts that development may cause then consultation with the nominated experts must be carried out.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Conservation Areas • Listed Buildings • Scheduled Monuments • Sites and Monuments Records <p>Past Map</p> <p>Historic Land Use Map</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	Likely loss or disturbance of significant archaeological sites, vernacular buildings.	Some loss or disturbance of archaeological sites, vernacular buildings.	No loss or disturbance of archaeological sites, vernacular buildings.
<p>Natural Conservation</p> <p>Is there likely to be any significant or potential loss or disturbance of wildlife habitat or species. Can natural</p>	<p>Nature Conservation Strategy</p> <p>GIS Mapping</p>	Likely loss or disturbance of significant wildlife habitat or species.	Some loss or disturbance of wildlife habitat or species.	No loss or disturbance of wildlife habitat or species.

<p>conservation impacts be mitigated without other harmful effects?</p> <p>This can be assessed at a simple level of assuming what the likely tangible effects on a designated site might be from GIS maps and site visits, or more reliably by consultation with experts as to the more intangible effects on habitat and species.</p>	<p>(Council GIS and Scotland's Environment)</p> <ul style="list-style-type: none"> • LNCS's and SSSI's • SAC • Woodlands (SNH) • Priority Habitats • TPO's • GSN <p>Site Visits</p> <p>Consultation with Nesbrec</p> <p>National Biodiversity Network Atlas</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>Peat and Carbon Rich soils</p> <p>Scotland's soils</p>			
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<p>Landscape Features</p> <p>Will there be some loss or significant loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present. Can these landscape impacts be mitigated without other harmful effects</p> <p>The difference between 'Some Loss' and 'Significant Loss' will depend on individual cases. A significant loss would mean that the overall adverse and necessary effects on trees, walls, or vegetation would mean a loss of character. If only small elements would need to be removed and the presence of features would remain largely the same, then it would be regarded as having 'some potential loss'.</p>	<p>Scottish Natural Heritage Landscape Character Assessment</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab)</p>	<p>Likely loss or disturbance of significant number if linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>Some potential loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>No loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>
<p>Landscape Fit</p> <p>Will development intrude significantly or slightly into surrounding landscape or will it be unobtrusive. Can landscape fit</p>	<p>Landscape Character Assessment</p> <p>Landscape Strategy</p>	<p>Development will intrude significantly into surrounding landscape.</p>	<p>Development will intrude slightly into surrounding landscape.</p>	<p>Development will be unobtrusive in the surrounding landscape.</p>

<p>impacts be mitigated without other harmful effects?</p> <p>Although this may appear to be a relatively subjective matter, it should be possible to use objective assessment based on experience and knowledge. Consultation with Scottish Natural Heritage is advisable. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>	<p>Assessment provided by landowner / developer to support a site.</p>			
<p>Relationship to existing settlement</p> <p>Will development be well related or partially related to existing or allocated settlement? Or will it be unrelated (for instance a new settlement). Can settlement impacts be mitigated without other harmful effects?</p> <p>Developers should use objective professional assessment based on experience and knowledge. Assessment may be aided through other professional</p>	<p>Visual Assessment</p> <p>GIS Raster Aerial Photos</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development will be unrelated to existing/allocated settlement</p>	<p>Development will only be partially related to existing/allocated settlement</p>	<p>Development will be well related to existing/allocated settlement</p>

<p>assessment prepared by a landowner / developer to support a proposal.</p>				
<p>Land Use Mix / Balance / Service Thresholds</p> <p>Will development of either housing or employment land contribute to a better mix or balance of land-uses, or provide the impetus for attracting facilities? Can land use impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal. Examples include providing housing in a predominantly employment area or vice versa. Could additional development attract new facilities into an area where few currently exist?</p>	<p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development of either housing or employment land would be unlikely to contribute to a better mix or balance of landuses, or provide the impetus for attracting facilities.</p>	<p>Development of housing or employment land would contribute a little towards a better mix or balance of landuses, and/or provide some basis for attracting new services and facilities.</p>	<p>Development of housing or employment land would contribute significantly towards a better mix or balance of landuses, and/or provide the impetus for attracting new services and facilities.</p>
<p>Contamination</p> <p>Is there any significant or potential contamination or waste tipping present? Can contamination impacts be mitigated without other harmful effects?</p>	<p>GIS Mapping (Council GIS, Historic Land Use Map)</p> <ul style="list-style-type: none"> Contaminated Land 	<p>Significant contamination or waste tipping present.</p>	<p>Some contamination or waste tipping present</p>	<p>No contamination, or waste tipping present.</p>

<p>This is a matter of fact and degree. Some contamination may be capable of remediation through development activity.</p>	<p>Assessment provided by landowner / developer to support a site.</p>			
<p>Land Use Conflict</p> <p>Is development within the 57dB LAwq noise contours? Is there any significant or potential conflict with adjoining land uses, air quality, or noise expected? Can land use conflict impacts be mitigated without other harmful effects?</p> <p>The juxtaposition of some uses – particularly in the case of housing e.g. where close to industry, or next to some high traffic or noise generating uses, including sports arenas, airport, etc can cause problems. This is only likely to be an issue with some sites and may be capable of remediation.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Airport Contours • Airport Public Safety Zone • WPR - Route <p>Local Development Plan 2017 Proposals Map</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Significant conflict with adjoining land uses expected.</p>	<p>Some conflict with adjoining land uses expected.</p>	<p>No expected conflict with adjoining land uses.</p>
<p>Accessibility</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Bus Facilities • Bus Stops 	<p>Direct access to rail or bus network significantly over 800 metres away.</p>	<p>Direct access to rail or bus network between 400-800 metres away.</p>	<p>Direct access to rail or bus network within 400 metres.</p>

<p>How close is the site to the rail or bus network? Ideally, the closer the better with sites within 400m being the most favourable. Can accessibility impacts be mitigated without other harmful effects?</p> <p>Where sites are sufficiently large that only a small proportion of it would be within the recognised accessibility standard and the rest increasingly remote, then it might be reasonable to sub-divide the site in order to assess its accessibility.</p>	<ul style="list-style-type: none"> • Bus Services • Bust – City no.'s & others • Car club & charge points <p>TRACC Model</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>			
<p>Proximity to facilities - shopping / health / recreation</p> <p>How many existing community facilities are available within 800 metres of the site – a good range, limited range or none? Can accessibility impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<p>TRACC Model</p> <p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site</p>	<p>There are no available facilities within 800 metres of the site.</p>	<p>This is a limited range of available facilities within 800metres of the site.</p>	<p>There is a significant range of available facilities within 800 metres of the site.</p>
<p>Direct footpath / cycle connection to community and recreation facilities and resources.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Core Paths • Cycle Infrastructure 	<p>There are no available footpath / cycle path connections to community, recreation</p>	<p>There is a limited range of available footpath / cycle path connections to community, recreation</p>	<p>There is a significant range of available footpath / cycle path connections to</p>

<p>Is there is a significant or limited range of available footpath / cycle path connections to community, recreation and employment facilities? Or are there no such links existing? Can connection impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<ul style="list-style-type: none"> • Cycle Facilities • Paths Record <p>Core Path Plan</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>and employment facilities.</p>	<p>and employment facilities.</p>	<p>community, recreation and employment facilities.</p>
<p>Proximity of employment opportunities</p> <p>Are there significant, limited or no employment opportunities within 1.6 kilometres of the site? Can employment impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal. Significant employment areas include the main business and industrial estates at Dyce, Bridge of Don and Altens and the City Centre and Foresterhill. Examples of</p>	<p>TRACC Model</p> <p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>There are limited employment opportunities within 1.6 kilometres of the site.</p>	<p>There are significant employment opportunities within 1.6 kilometres of the site.</p>

<p>more limited employment opportunities include James Hutton Institute and smaller employment areas such as Northfield and St Machar.</p>				
<p>Physical Infrastructural Capacity</p> <p>Are there any significant constraints to physical infrastructural capacity? Can infrastructural impacts be mitigated without other harmful effects?</p> <p>This will depend on the site location and type of development proposed. Infrastructural capacity is a general term for public and quasi-public utilities and facilities such as electricity, gas and water and sewage which are necessary for the proper functioning of an urban area.</p>	<p>Assessment provided by landowner / developer to support a development option</p> <p>GIS Scotia Gas</p> <p>GIS Scottish Water (Sewers)</p>	<p>Significant constraint to infrastructural capacity (i.e. no services are available)</p>	<p>Some constraint to infrastructural capacity (i.e. some services are available or not known).</p>	<p>No constraint to infrastructural capacity (i.e. all services are available)</p>
<p>Physical Infrastructure Future</p> <p>Are there any significant constraints to future physical infrastructural capacity?</p>	<p>Assessment provided by landowner / developer to support a development option</p>	<p>Significant constraint to infrastructural capacity (i.e. no services are available)</p>	<p>Some constraint to infrastructural capacity (i.e. some services are available or not known).</p>	<p>No constraint to infrastructural capacity (i.e. all services are available)</p>

<p>This will depend on the site location and type of development proposed. Future Infrastructural capacity comprises access to high speed broadband, access to heat network/district heating scheme, low and zero carbon elements proposed.</p>				
<p>Service Infrastructure Capacity</p> <p>Are there any significant constraints to service infrastructural capacity? Can infrastructural impacts be mitigated without other harmful effects?</p> <p>Service infrastructure includes emergency services, health, education (such as school capacity), and other facilities</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Primary and Secondary School Catchments <p>School Roll Forecasts</p> <p>Assessment provided by landowner / developer to support a development option.</p>	<p>Significant constraint to service infrastructural capacity (e.g. no school capacity available)</p>	<p>Some constraint to service infrastructural capacity (e.g. limited school capacity available that may require delays or phasing of development).</p>	<p>No constraint to service infrastructural capacity (i.e. both primary and secondary school capacity available)</p>
<p>Other Constraints</p> <p>This is a cover-all topic for elements that may be completely unknown at present but might arise as and when individual sites come forward.</p>	<p>Consultation</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Significant factors.</p>	<p>Some factors.</p>	<p>No factors.</p>

<p>Issues that may arise include some of those highlighted in the Constraints sheet such as pipelines. Development affecting prime agriculture land, recreation areas, parks and open space could also be scored.</p>	<p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Marine Scotland Map</p> <p>GIS Radon Potential</p> <p>GIS Pipeline</p> <p>GIS Open Space</p>			
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