
ABERDEEN CITY COUNCIL

HOUSING AND ENVIRONMENT COMMITTEE: 13 April 2010

CORPORATE DIRECTOR Pete Leonard

TITLE OF REPORT Location for West of City Recycling Centre

REPORT NUMBER: H&E/10/009

1. PURPOSE OF REPORT

The purpose of the report is to outline the results of a consultation exercise relating to potential sites for a new Recycling Centre in the west of the city and to request that committee selects a preferred site for the Recycling Centre.

2. RECOMMENDATION(S)

1. That Councillors approve the selection of the NW corner of the Grove Nursery site in Hazlehead, accessed from Hazlehead Avenue as the preferred site for a Recycling Centre.
2. Recommend that the Greenferns Recycling Centre is retained within the Masterplan for Greenferns and is developed as soon as roads and services are established to the site.

3. FINANCIAL IMPLICATIONS

The development and operation of a new Recycling Centre for the west of the city is to be included in a variation to services provided through the Waste Management Services Contract. The capital cost of the site will be incurred by the (WMSC) Contractor, SITA UK Limited with the cost re-charged through a gate fee for services over the remaining term of the contract (up to September 2025). There will be some increased operational costs, mainly through labour and utilities costs but these will be off set by a substantial reduction in the tonnage of waste from Recycling Centres sent to landfill both at this site but also others where recycling rates will increase as a result of reduced congestion. The net impact of these changes will be made clear in the consideration of a financial model to be submitted by SITA UK Limited as part of the variation process; such model will be presented to the appropriate Council committee before any financial commitments are made in relation to this project.

4. SERVICE & COMMUNITY IMPACT

The provision of an additional Recycling Centre accessible for residents in the west of the city will significantly improve services for the management of bulky and recyclable wastes. The new facility will also act to ease congestion problems

at the existing Recycling Centres, thereby improving services at those sites. The preferred location is not in a built-up area and there are few domestic properties nearby meaning that adverse community impacts from this site are limited.

5. OTHER IMPLICATIONS

None from this report.

6. REPORT

6.1 Background

The Transformation Strategy for Waste Management Services approved by Council on 13 February 2008 identified the need for a new Recycling Centre in the west of the city. A Recycling Centre, variously known in the past as Civic Amenity Site, Household Waste and Recycling Centre or, more simply, as 'the tip' is a location where householders can take bulky or excess waste; appropriately designed and operated sites can ensure that a high proportion (in excess of 70%) of the waste accepted is recycled.

At present there are 4 Recycling Centres located within Aberdeen, however none of these are conveniently placed for those residents in the west of the city. For site selection purposes, the west of the city is defined as between Northfield and Cults and to the west of Anderson Drive. East of Anderson Drive has been discounted because of the absence of available land and the proximity of residential properties.

The following pictures give some idea of what a site may look like.

Figure 1. A Recycling Centre in Glasgow



Figure 2. Britton Ferry Recycling Centre



6.2 Site Selection Consultation

Aberdeen City Council has sought to develop a Recycling Centre in the west of the city for many years, however, no suitable site has been identified. It is clear that there are no locations that do not have potentially adverse considerations. Consequently, the site selection process has focussed on identifying the best available site and find ways of mitigating negative impacts of a chosen site.

Officers have undertaken a two phase consultation with community groups in the west of the city. An initial consultation undertaken in early 2009 focussed on understanding the issues of concern to communities and refining these into site selection criteria. Very limited response was received to this consultation, however, following a similar exercise in the Bridge of Don area, where there was good Community Council involvement, a set of criteria were established that have been used to assist in the selection of a site for the west of the city. These criteria are shown in Appendix 1.

Following establishment of the criteria, officers, working with colleagues from Asset Policy, Planning and Roads and Transportation, have identified 12 possible sites, shown in Appendix 1.

A second phase of consultation commenced on 22 January 2010 when an information pack, including details of the sites identified, a scoring matrix and a set of assessment criteria was sent to a range of community groups based in the west of the city. Contact details for interested groups were provided by colleagues in the Neighbouring Planning team. Consultees were invited to review the contents of the pack and, using their knowledge of the west of the city, complete the scoring sheet by 7 March 2010.

The intention of the scoring process is to undertake a process of comparison rather than attempt to reach a statistical 'winner'. The aim was to allow the Council to get a good understanding of the views of the community on the sites which would then be included in the final assessment, undertaken by officers. In addition to the written consultation, a workshop was held on Friday 5th March 2010 to allow discussion of the different locations between community representatives and to seek to gain some degree of consensus among the participants. Details of the workshop are included at Appendix 2.

No formal responses were received by the closing date of the consultation. An extension was agreed for Ashley and Broomhill Community Council and the Craigiebuckler and Seafield Residents Association. A representative of the Hazlehead Residents' Association also submitted a response after the consultation close date. All comments are reflected in Appendix 2 and have been incorporated into the final report. No responses were received from elected members, although one member actively engaged in the process and sought views of the local community.

The limited responses received make extrapolation of these comments to the wider community difficult. A number of general themes have emerged from the consultation:

- That the area of the Langstracht is regarded as the preferred area within the west of the city, with the Whitemyres Industrial Estate seen as the best location of all.
- That the Kingswells community do not believe the sites in that area are suitable but that should more suitable land be zoned to the west, there

may be scope for a joint Aberdeen city and Aberdeenshire facility in this area.

- That residents in the Hazlehead area believe that Kingswells Park and Ride or land further west would be good locations for a site.
- The workshop group felt that sites within the Hazlehead area were the best alternative to Langstracht and that whilst there were issues the Grove Nursery and the Caravan Park were viable sites.
- The Hazlehead and Seafield and Craigiebuckler Residents Associations were strongly opposed to any sites within the Hazlehead area; there was particular concern expressed relating to the former Caravan Park and traffic risk to pupils at Hazlehead Academy.

6.3 Assessment of Sites

The 12 sites identified are shown below Table 1. This table includes a score for each site against each criterion; the score has been derived through consideration of comments received from the community consultation and following discussion with colleagues from Asset Policy, Planning and Roads and Transportation. The scoring is provided as a guide and is not intended to be definitive; there is an inevitable element of subjectivity in the scoring of certain criteria which means that the scoring alone has not been used to identify the preferred site. Adherence to some of the criteria can be scored on a sliding scale whilst others can be classified as ‘pass or fail’. A failure, shown as a shaded block, is considered to mean that the site cannot be considered further. Details of how the score has been derived are included in the data sheet for each individual location included at Appendix 3, however a short summary of issues relating to each site follows:

Table 1. Summary of Potential Sites

Site	Comment
Kingswells Park and Ride	This site is discounted because of existing development as Park and Ride and anticipated increase in demand for the site.
Adjacent Kingswells	This site is discounted because of planning concerns relating to change of use and visual impact.
Hazledene Road	This site is discounted because of access to the site from the east is along a residential road. In addition, access from the west is inadequate (narrow, un-adopted road in poor condition).
Pinewood	This site is discounted because of existing planning designation (residential development).
Grove Nursery Hazlehead	Development of this site is possible; although the current planning use is green belt it has been identified as an Opportunity Site (OP69) for sports/recreation use in the current Local Plan and has been previously developed as a nursery and is not open to the public. The land is in Council ownership. The Recycling Centre could be located at furthest point from existing housing and would be screened from Hazlehead Park by existing mature

	<p>trees. Development for Recycling Centre would require change of use as part of the planning application. Development of part of the Grove Nursery may impact on the marketability of the rest of the Nursery land for development. A new access from Hazlehead Avenue would be required.</p> <p>There is likely to be public opposition to this site relating to perceived traffic and safety impacts and suitability of land use in a predominantly recreational area. Traffic issues can be safely mitigated by good access junction design.</p>
Hazlehead Caravan Park	<p>Development of this site is possible, although current planning use is green belt. The site has been previously developed but is currently occupied in part by play equipment. The site is adjacent to Hazlehead Academy. Concerns expressed relating to this site from the consultation relate to road safety issues for pupils and the preservation of the site as part of the recreational amenity of Hazlehead Park. These concerns are strongly felt by groups and individuals responding to the consultation.</p> <p>The extent of risk and adverse impact from this site are assessed as being within manageable bounds and that mitigation measures can be developed prior to seeking permission to develop for example, locating the centre within the large area available, enhancements to the play facilities and improved traffic management arrangements on Groats Road.</p> <p>Notwithstanding any proposed mitigation measures, it is likely that there will be strong public opposition to this site which may adversely affect the ability to secure planning permission.</p>
Hazlehead Bus Park	<p>This site is discounted because of the limited space available. The only opportunities to expand would involve demolition of a Grounds Depot and removal of public car parking spaces. In addition, the road to the site is inadequate and used by pedestrians.</p>
Summerhill	<p>This site is discounted because of the proximity to housing and the competition for use from other high value development</p>
Rousay Drive	<p>This site is discounted because of the proximity to housing</p>
Whitemyres Estate	<p>This area is discounted because of the absence of any available plots within the Estate of suitable size</p>
Greenferns	<p>This site is discounted for the present because the site is part of the Greenferns Masterplan process and as such is not able to be developed until this is complete and the site developed, anticipated to be 5 or more years.</p>
Granitehill	<p>This a viable site, however it is to the north of the large majority of potential site users from the west of the city.</p>

	<p>The site is large and the Recycling Centre could be located away from local housing but this has the potential to adversely affect the use of the remaining parts of the site for other potential uses. Consultation responses suggest that the Greenferns site would be preferable for a development in this area and as such it has been discounted in favour of future development at Greenferns.</p>
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6.5 Conclusion of Assessment

Of the sites considered, nine have limitations or other factors such that they cannot be considered capable of being delivered within five years.

The two northern sites scored well albeit that Greenferns is not available at this stage and unlikely to be so for many years. The Granitehill Site is a possibility, however, the location is at the periphery for many in the west of the city and consultees felt that if a site were to be developed in this area, then Greenferns would be preferable.

The Greenferns site scores as the best alternative to a site in Hazlehead. The requirement for a Recycling Centre in the proposed Masterplan for Greenferns ensures that the site will become available in due course. Development of a site at Greenferns alongside the substantial residential development proposed in the area would be compatible with a new site in the Hazlehead area and would release pressure on the existing, constrained site at Sclattie Quarry (Bucksburn).

Two sites in the Hazlehead area provide the lowest scores, i.e. those that are considered to have fewest adverse impacts and the best able to be delivered. The Grove Nursery, Hazlehead and former Hazlehead Caravan Site are both considered to have relatively few adverse impacts that cannot be mitigated.

The two sites have many common characteristics, however there is distinction between the two in respect of disadvantages:

Disadvantages of Grove Nursery, Hazlehead

- The planning designation of opportunity land for sports and leisure use
- The potential adverse impact of the development for other uses within the Nursery Site

Disadvantages of Hazlehead Caravan Park

- Loss of recreation land (children's play equipment)
- Perceived traffic risk through proximity of Hazlehead Academy

In conclusion, none of the sites identified satisfy all of the criteria for a Recycling Centre. A process of elimination has therefore been undertaken with the Grove Nursery in Hazlehead and the former Hazlehead Caravan Park the two sites that come closest to meeting the requirements. There will be local public opposition to both of these two sites, with the former Caravan Park likely to face stronger

opposition. The Nursery is not currently available for public use, unlike the Caravan Park and is not immediately adjacent to a major school. The disadvantages to the Nursery relate more to general land use designation and the potential for other high value development of the site. This potential shows no sign of being realised and it must be noted that a Recycling Centre is a requirement for the Council and therefore has to be founded somewhere; the argument about higher value use will arise with any site that has the minimum required characteristics for a Recycling Centre.

On balance, the northwest corner of the Grove Nursery Site is considered to be the best available site for a new Recycling Centre serving the citizens of the west of Aberdeen.

Table 1. Sites for West of City Recycling Centre – Summary Sheet

Criteria	Sites for Consideration											
	Kingswells Park and Ride	Adjacent Kingswells	Hazledene Road	Pinewood	Grove Nursery Hazlehead	Hazlehead Caravan Park	Hazlehead Bus Park	Summerhill	Rousay Drive	Whitemyres Estate	Greenferns	Grantehill
Size (minimum 0.75 acre)	1	1	1	1	1	1	5	1	2	1	1	1
Proximity for users	5	5	1	2	1	1	1	1	1	1	4	4
Proximity to Housing	2	3	4	4	3	3	1	5	5	3	4	3
Existing Site User	5	1	1	4	2	1	1	1	2	5	1	3
Land Availability	2	4	2	3	2	2	2	2	4	4	4	2
Planning Risk (zoning)	4	5	4	4	4	4	4	3	4	1	1	3
Site has competition for use	4	2	3	4	3	2	2	4	4	4	2	3
Ease of Access for Public and Collection Vehicles	1	1	3	1	1	1	1	1	1	1	1	1
Traffic risk	1	1	5	2	1	2	4	1	1	1	1	1
Site of environmental designation	1	1	1	1	1	1	1	1	1	1	1	1
Total	26	24	25	26	19	18	22	20	25	22	20	22

Score				
1	2	3	4	5
Large				Small
Centre				Periphery
Far				Close
No				Yes
	Yes		No	
Low				High
	No		Yes	
Easy				Difficult
Low				High
No				Yes

- Note 1 Not all criteria are considered of equal importance; those less critical have a limited scoring range
- Note 2 The scoring applied to each site is indicative only ; it is intended to make qualitative not quantitative comparison
- Note 3 The cells shaded in red are considered insurmountable blockages

7. REPORT AUTHOR DETAILS

Peter Lawrence, Strategist – Waste Management

Email: plawrence@aberdeencity.gov.uk

Tel: 01224 814629

8. BACKGROUND PAPERS

Appendix 1. Potential Sites for West of City Recycling Centre

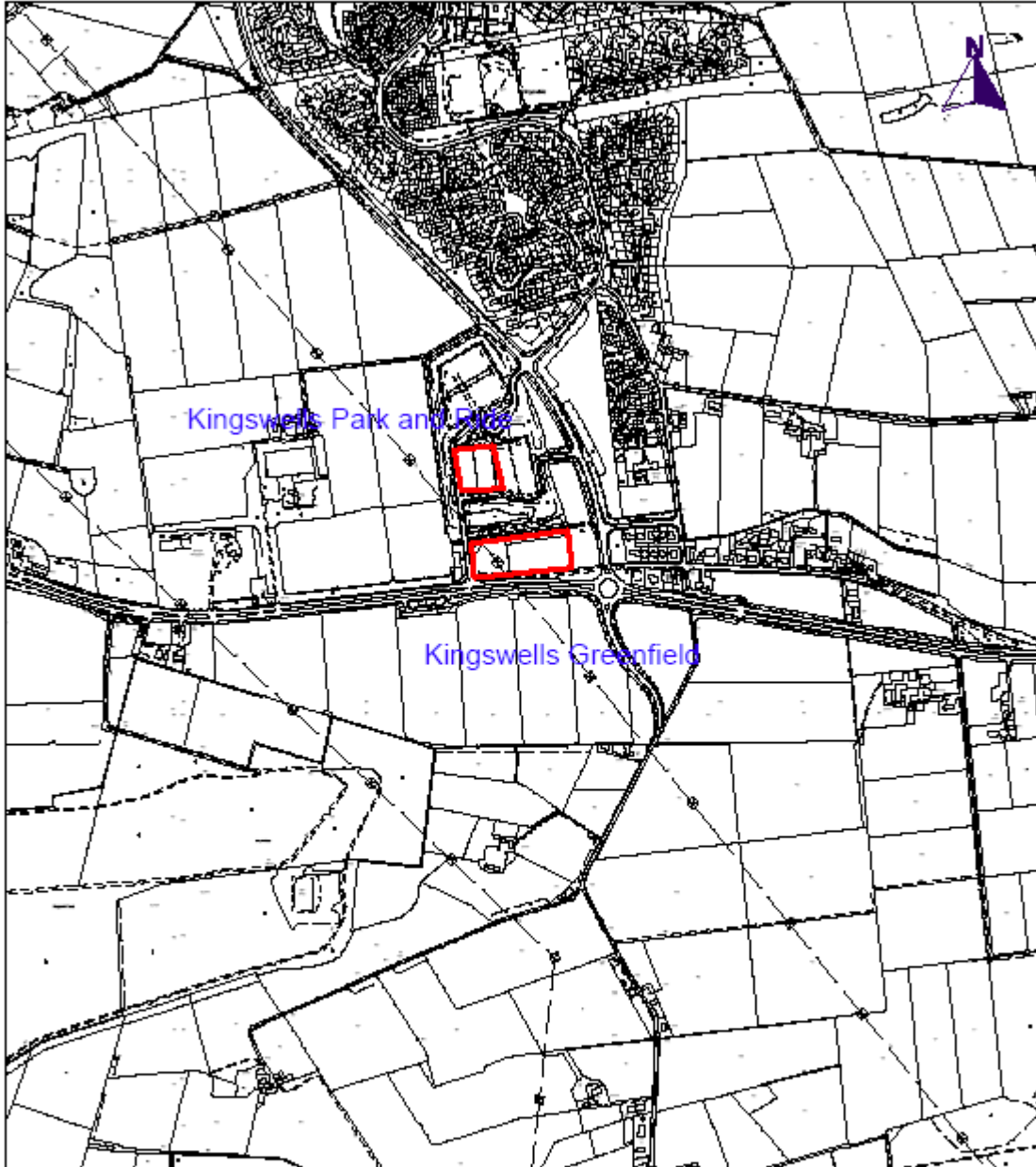
Appendix 2. Consultation Responses

Appendix 3. Potential West of City Recycling Centre Site Assessment Sheets.

Appendix 1. Potential Sites for West of City Recycling Centre



GEOGRAPHICAL INFORMATION SYSTEM



Title: West of City Recycling Centre Options
Kingswells

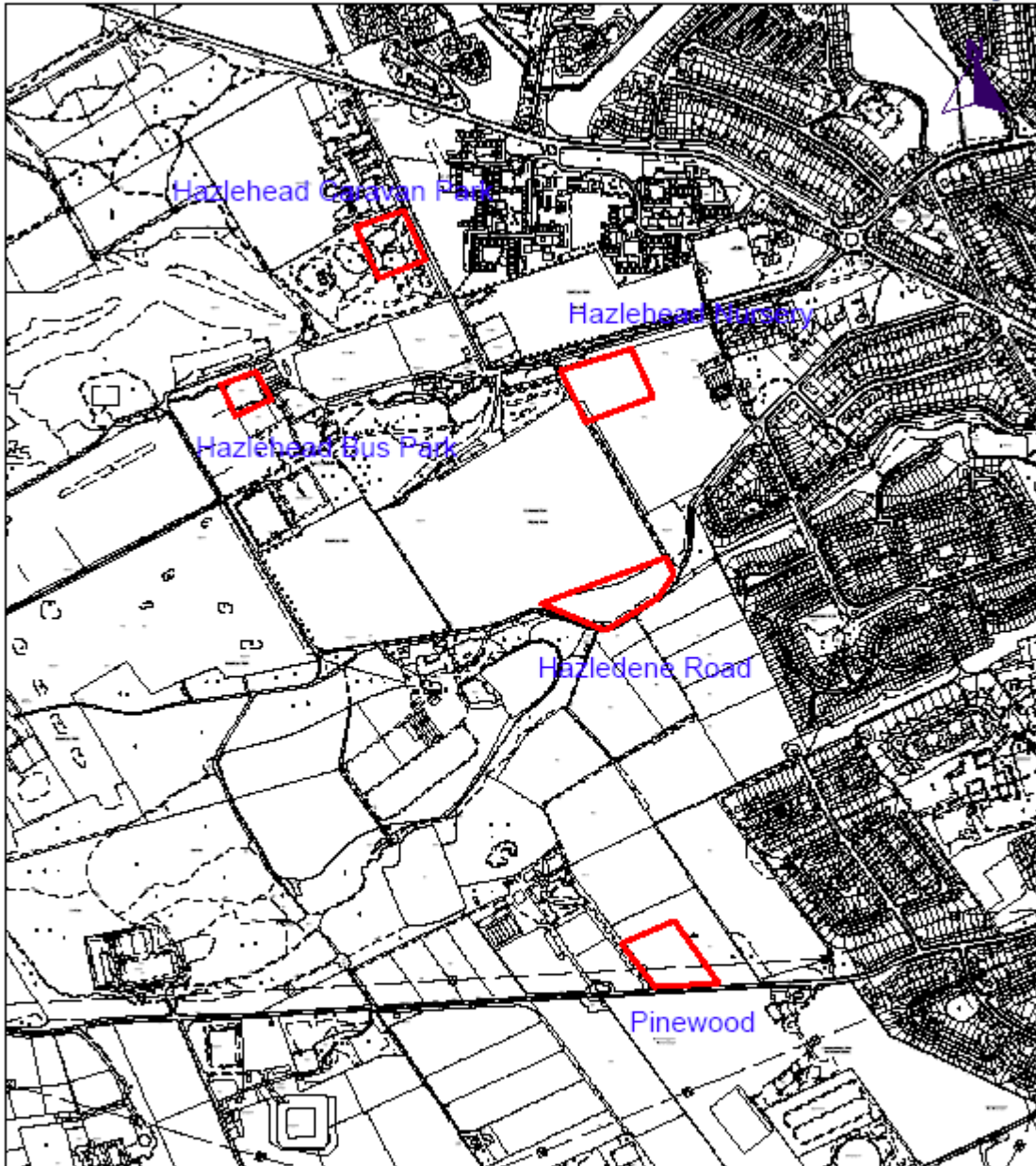
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Date: 23 December 2009

Map Ref: NJ8606

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Template prepared by: GIS, Research & Information Unit, Strategic Leadership Unit 02002



Title: West of City Recycling Centre Options
Hazelhead

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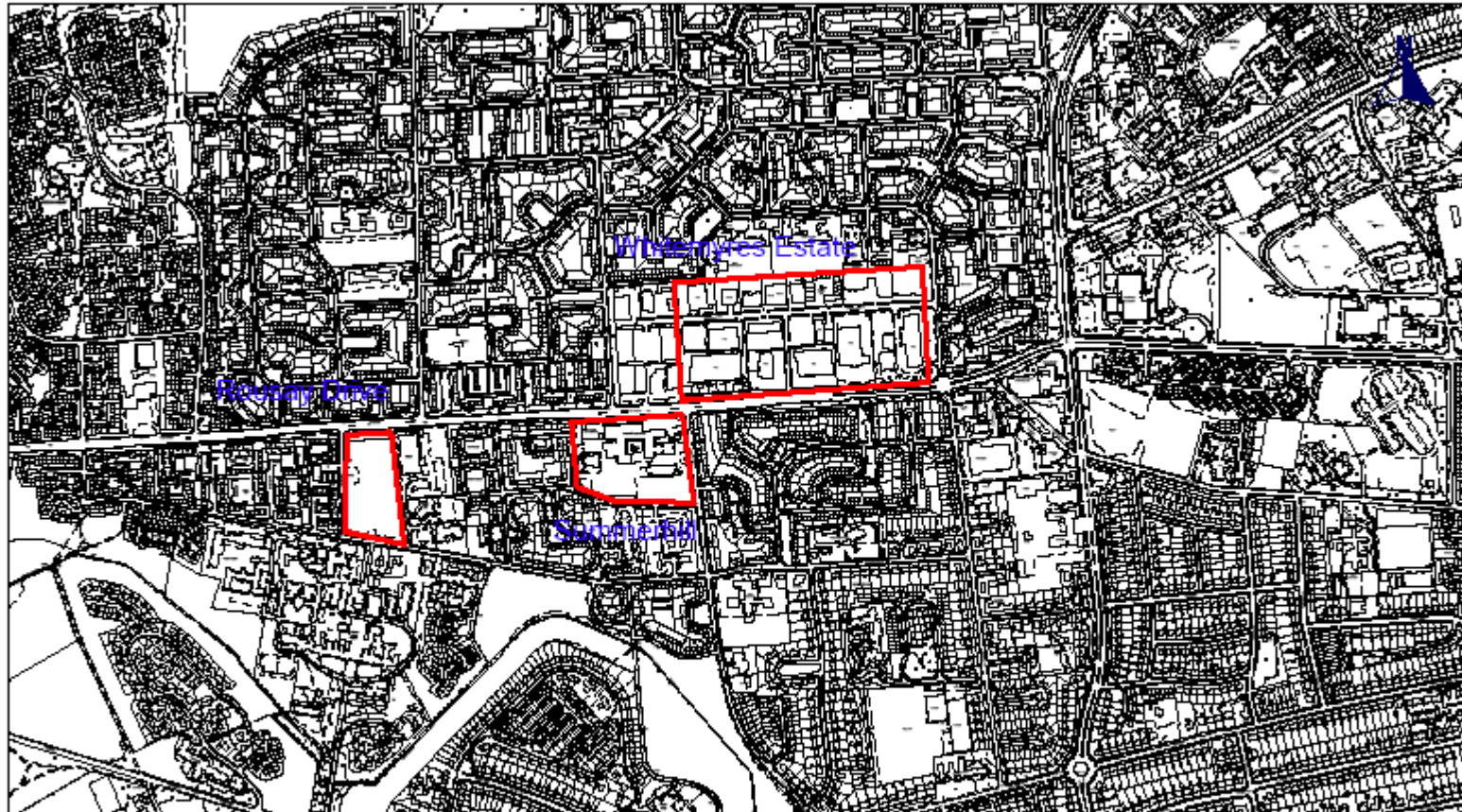
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Map Ref: NJ8905



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Tracked preparation: 09/12/2009 10:00:00 AM

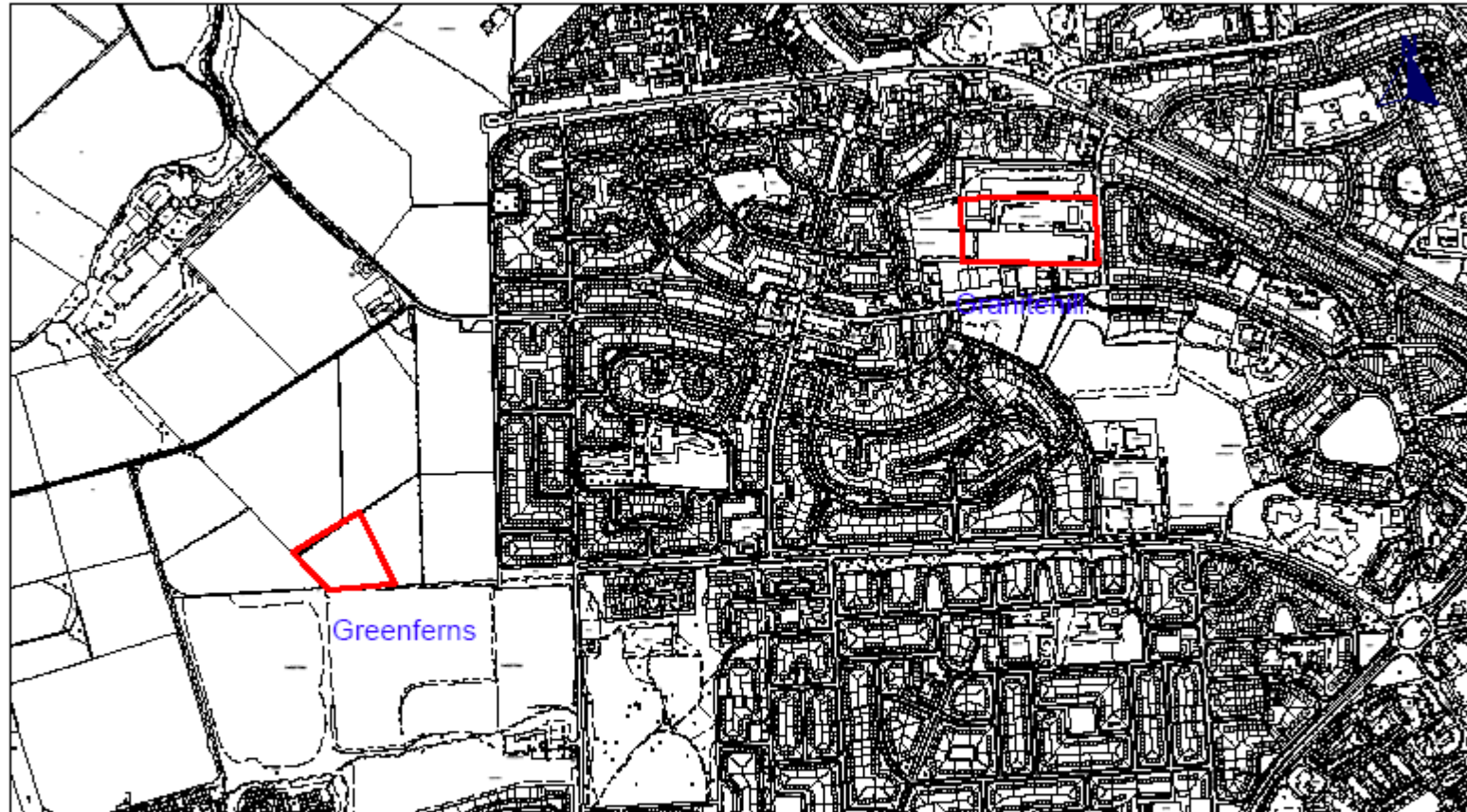


Title : West of City Recycling Centre Options
Wintonyes Estate

Scale: 1:10000

Date: 23 December 2009

Map Ref: NJ9006



**Title : West of City Recycling Centre Options
Northfield Area**

Scale: 1:10000

Date: 23 December 2009

Map Ref: NJ9008

Appendix 2.

Consultation Responses

Notes from Consultation Workshop on the site for a Recycling Centre in the west of Aberdeen

Friday 5th March 2010, Summerhill Community Centre

Attendees:

Meg Sands	Kingswells Community Council
Alex Carnie	Kingswells Community Council
Barrie Buchan	Kingswells Community Council
Myrtle Manson	Hazlehead Community Centre Management Committee
Sheila Reid	Braeside and Mannofield Community Council
Peter Lawrence	Aberdeen City Council (facilitator)
Laura Blair	Aberdeen City Council (note taker)

Kingswells Park & Ride

Council has agreed use of the lower car park for “alternative uses” such as weekend carnivals, cycling, car rallies and so on.

Should be looking to promote use of the P&R facility and with planned housing developments in the area and the increasing need to reduce car travel, use of the facility is likely to increase.

Potential access issues from the dual carriageway as only those coming in from the west (Aberdeenshire) would be able to access.

Existing junctions are OK.

Some distance from most users – on the periphery.

Due to potential noise and increase in traffic – likely to be a great deal of resistance from Kingswells residents.

Agreed that due to the existing site user and planning risk, this site should be ruled out.

The group suggested that should more industrial land be zoned to the west of the Park and Ride in the future, then this may be a potential location for a combined facility with Aberdeenshire Council to serve both the west of the city and Westhill.

Kingswells Greenfield

Identified problems with planning, as the site is currently zoned for transport. During the development of the Park and Ride facility considerable effort went into ensuring good screening.

The site is also on the periphery of the proposed catchment area.

It was also noted that the site is marshy and should be assessed for environmental importance before any development.

Overall it was agreed that the planning problems mean this site should not be considered.

Hazledene Road

Considerable problems were raised concerning the poor road access directly in front of houses and gardens.

It was also noted that the site is marshy.

Given the high traffic risk, it was agreed that this site should not be considered.

Pinewood

Identified planning problems as this site is currently zoned for housing and there is no requirement for a recycling facility to be developed as part of this. It is also unlikely that the site will be developed soon.

It was also suggested that the site is too far south for the catchment area.

It was agreed that current issues relating to land availability and availability and competition for use mean that this site should not be considered.

Grove Nursery Hazlehead

Although currently zoned for development of sports facilities, this may change in the new Local Development Plan. Due to its location, the land is regarded as highly valuable.

The group agreed that while nothing absolutely counts this site out, it may be better to get higher value for Aberdeen from the site through sale for other developments, such as residential use, although there is no clear indication that this will happen.

Hazlehead Caravan Park

It is not currently used although there is some play equipment spread out over the site that could easily be moved. Site is substantially larger than required for Recycling Centre, so both uses could be accommodated.

Some concern raised as Groats Road is rather narrow and there may be issues with access at the beginning and end of the school day. However, the main times of use are outside of these busy periods. Site traffic can also be managed in terms of preferred access routes for HGVs.

There is currently some screening and this could easily be improved.

Hazlehead bus park

The site is rather small but this could be improved if the depot area was used as well.

The site is also well screened however there is a high traffic risk associated with this site since there are no pavements and a large number of pedestrians in the area. Junctions are also poor and the road is unadopted.

Agreed that due to high traffic risk this site should not be considered.

Summerhill

A large site with excellent potential however given the significant supermarket/headquarters interest, it is unlikely that a recycling facility could be developed here.

Possibility of dual purpose site but only if RC was located towards one side however, this would result in close proximity to housing.

Agreed that this is an unlikely site.

Rousay Drive

Owned by a supermarket with planning permission however unlikely to sell and the site is identified as a neighbourhood centre in the neighbourhood plan.

It is also very close to housing

There was some feeling that the Council should be able to use some leverage/planning gain if the landowner (believed to be Tesco) gains access to the Summerhill site.

Whitemyres Industrial Estate

Excellent location due to road network and location.

Primary concern regards the availability of lots and securing a site.

Current tenants of Council owned lots are not interested in ending the tenancies

- are there any suitable vacant lots that could be leased?
- Check the size of the Council owned site towards the NE of the estate.

Greenferns

Master plan for the site makes a requirement for appropriately sized land to be given over to the development of a Recycling centre. However, development is not likely for another 4-5 years.

Agreed that this site is not suitable just now and should therefore not be considered however, it should be reconsidered in the future.

Granitehill

On the northern periphery of the west and there are mixed views about how the site should be used.

Not all Council owned

Agreed that Greenferns is the better option out of these two.

Overall:

The attendees felt the following sites should be ruled out of consideration:

Kingswells P&R
Kingswells Greenfield
Hazledene Road
Pinewood
Hazlehead Bus Park
Greenferns (short-term but good for longer term additional site)

Leaving the following as potential sites:

Hazlehead Grove Nursery
Hazlehead Caravan Park
Summerhill
Rousay Drive
Whitemyres estate
Granitehill

The workshop attendees identified the Whitemyres Estate as the preferred area for many of the criteria but acknowledged that this was dependant on there being a suitably sized lot available. It was equally noted that if a suitable lot is not available, it was agreed that the former Hazlehead Caravan Park would be a suitable site for a Recycling Centre.

Response from Mrs J Butler on behalf of Ashley and Broomhill Community Council

*Reuben Jim
J. Butler (Chair)
Ashley & Broomhill CC
- Response date extended
J Butler*

Potential Sites for West of City Recycling Centre - Summary Sheet

Criteria	Sites for Consideration												
	Kingswells Park and Ride	Adjacent Kingswells	Hazledene Road	Pinewood	Hazlehead Nursery	Hazlehead Caravan Park	Hazlehead Bus Park	Summerhill	Whitemyres Estate	Rousay Drive	Greenferns	Granitehill	
Size (minimum 0.75 acre)													
Proximity for users	5	5	4	4	4	4	4	4	5	5	5	5	5
Proximity to Housing	4	4	4	4	4	4	4	4	5	5	5	5	5
Existing Site User	1	1	1	1	1	1	1	1	1	1	1	1	1
Land Availability	2	2	2	2	2	2	2	2	2	2	2	2	2
Planning Risk (zoning)	1	1	1	1	1	1	1	1	1	1	1	1	1
Site has competition for use	3	3	3	3	3	3	3	3	3	3	3	3	3
Ease of Access for Public and Collection Vehicles	1	3	4	4	4	4	4	4	3	3	2	3	3
Traffic risk	2	2	3	3	3	3	3	3	3	4	1	3	3
Site of environmental designation	3	3	5	5	5	5	5	4	3	2	1	1	1
General Comments											✓		
Total	26	24	27	27	27	27	27	26	26	26	21	24	24

	Score				
	1	2	3	4	5
Large					Small
Centre					Periphery
Far					Close
No					Yes
		Yes		No	
Low					High
		No		Yes	
Easy					Difficult
Low					High
No					Yes
Deliverable					Blockage

preferred site

Note 1
Note 2
Note 3

Not all criteria are considered of equal importance; those less critical have a limited scoring range
The scoring applied to each site is indicative only ; it is intended to make qualitative not quantitative comparison
The cells blocked in red are considered unsurmountable blockages

Response from Mr E Allan on behalf of Hazlehead Residents Association

>>> "Eric Allan" <email address removed> 11/03/2010 09:34 >>>
Hi Peter

As requested here are our views on the other sites:

Hazlehead Bus Park: - would be unsuitable for volume of traffic as road narrows from the gate at Hazlehead Park to the Golf Course.

Hazlehead Nursery, Hazledene Road, Pinewood, Kingswells Park and Ride and Kingswells Greenfield: - would seem to be appropriate as they are not completely adjacent to housing.

Whitemyres Estate: - appears appropriate as entrances could be constructed to keep plant adjacent to the Lang Stratch, which is used by commercial traffic.

Summerhill: - would not be appropriate as it has housing on three sides of the site.

Rousay: - would not be appropriate as it is too close to Woodend Hospital.

Granitehill: - could be appropriate dependant on location of plant on site.

Greenferns: - is not adjacent to housing and could be the ideal site.

Kindest regards

Eric

-----Original Message-----

From: Peter Lawrence [<mailto:PLawrence@aberdeencity.gov.uk>]

Sent: 09 March 2010 16:50

To: Laura Blair, <email address removed>

Subject: Re: Recycling Plant

Eric,

Thank you for your input. We would also appreciate your views on all the other sites we are looking at. This is important as we would like to try to get sites considered in comparison, not isolation. Our challenge is that there is a clear need for a site in the west but no obvious sites. As a result, we have to try to find the best available site and then mitigate any adverse effects.

We have met with the Head Teacher of the Academy to get his view on pros and cons of building a site nearby.

Regards,

-----Original Message-----

From: "Eric Allan" <email address removed>

To: Peter Lawrence <PLawrence@aberdeencity.gov.uk>

Sent: 09/03/2010 15:47:31

Subject: Recycling Plant

Dear Peter

As chair of the Hazlehead Residents' Association, I wish to apologise for our non appearance at the recent consultation at Summerhill last Friday; also for forgetting to send our response to the consultation form. After discussing the proposal to site the plant at the Hazlehead Caravan Park, the comments raised by the committee were

Proximity to Mortimer Drive which is 50 metres not 100 metres

Proximity to Hazlehead Academy

Increase in traffic on Groats Road which could increase the possibility of an accident involving pupils of the academy

The loss of the play facility at present situated in the park

Although we have missed the cut-off date for responses I feel the consideration should be given to our concerns regarding the plant.

Kindest regards

Eric Allan

Chair Hazlehead Residents' Association

Response from Craigiebuckler and Seafield Residents Association

Record of meeting held between Peter Lawrence and residents on 16 March 2010

In attendance: Councillor Martin Grieg

The following general comments and issues were raised during the meeting:

1. Residents questioned why a site in the west of the city was necessary
2. If the Kingswells Park and Ride site was not feasible, the Council should try to find a location for a joint facility with Aberdeenshire to replace the Westhill Recycling Centre.
3. Need for central west end location questioned: if people have to get in their car anyway, it doesn't matter how far they have to go.
4. A brownfield for industrial site would be the best location
5. Generally do not favour a site in their vicinity (all Hazlehead sites) because of traffic concerns and impact on recreational amenity.

Comments on individual sites were as follows:

Kingswells Park & Ride

Site would be more accessible when Aberdeen Western Peripheral Route was built and so general area is good for a site.

Current Park and Ride not being well used and is unlikely to be so in the future despite best intentions.

Kingswells Greenfield

Identified problems with planning, as the site is currently zoned for transport.

Concerned that site may impact on the Denburn and potential services under the site.

Hazledene Road

Strongly opposed to this site from road safety point of view.

Pinewood

Do not think this is likely to get developer agreement to sacrifice land.

Grove Nursery Hazlehead

General concern over traffic impact

Hazlehead Caravan Park

Strongly opposed to this site:

'Rescued' from the McKenzie club proposal, so don't want to see a Recycling Centre on amenity land.

The close proximity of the school means unnecessary and unacceptable risk to school children from additional traffic.

Removal of play park – adverse impact on local children.

Hazlehead Bus Park

Too small and road access too dangerous.

Summerhill

Initially favourable but concerned that any site would be close to housing. Council should 'do a deal' with retail developer to get Recycling Centre built into development.

Recognise potential loss of revenue to Council

Rousay Drive

Very close to housing and hospital – not in favour of this site but if it is to be considered then again, Council should 'do a deal' of some sort with Tesco.

Whitemyres Industrial Estate

Excellent location due to road network and location.

Greenferns

Agreed that this site will not be available for an indeterminate time and so is not available at this time. It should be built in the future as development proceeds in this part of the city.

Granitehill

Agreed that Greenferns is the better option out of these two.

Overall:

The attendees felt the following sites should be ruled out of consideration:

Kingswells Greenfield
Hazledene Road
Hazlehead Grove Nursery

Hazlehead Caravan Park Pinewood
Hazlehead Bus Park
Greenferns (short-term but good for longer term additional site)

Leaving the following as potential sites:

Kingswells P&R
Summerhill
Rousay Drive
Whitemyres estate
Granitehill

The members attending agreed that Whitemyres is the preferred location for a Recycling Centre and that failing that Kingswells would be suitable. There was opposition to all sites in the Hazlehead area with particularly strong opposition against Hazledene Road, Hazlehead Caravan Park and Hazlehead Bus Park.

Peter Lawrence
17 March 2010

Appendix 3. Potential West of City Recycling Centre Site Assessment
Sheets

Potential Recycling Centre Site

Kingswells Park and Ride

Criteria	Analysis
Size (minimum 0.75 acre)	Yes, existing hard-standing and drainage makes this easy to adapt and a possible site for an 'interim' facility if long term is not possible
Proximity for users	Some distance from centre of target constituency - all city users would come from the east. Potential to attract in Aberdeenshire residents
Proximity to Housing	250 metres, separated by bund and major road
Existing Site User	Yes, Aberdeen City Council Park and Ride, although not operating to capacity
Land Availability	In council ownership but with exiting user
Planning Risk (zoning)	Change of use from 'Land for Transport' to 'Business and industrial'
Site has competition for use	Yes, existing use is likely to increase in demand over time as AWPR is developed.
Ease of Access for Public and Collection Vehicles	Excellent, access and egress can be managed via existing dedicated access points
Traffic risk	Low, traffic light junction on A944 and 'In only' access from
Site of environmental designation	No concerns
General Comments	This site is some way west of the city and therefore more distant from the majority of potential users. The existing Park and Ride is not currently popular, however, the Transportation Department of the Council will oppose any change of use and the development of the AWPR may change level of use of the site making both activities incompatible. Should a site in this area be considered desirable, possibly in conjunction with Aberdeenshire Council, then a site further west between Kingswells and Westhill should be considered. The planning and competition for use considerations mean this site is discounted.

Potential Recycling Centre Site Kingswells Greenfield

Criteria	Analysis
Size (minimum 0.75 acre)	Sufficient
Proximity for users	Some distance from centre of target constituency - all city users would come from the east. Potential to attract in Aberdeenshire residents
Proximity to Housing	120-150 metres, separated by bund and major road
Existing Site User	Fallow agricultural/grassland
Land Availability	Not known
Planning Risk (zoning)	Change of use from 'Land for Transport' to 'Business and industrial'
Site has competition for use	No known competition
Ease of Access for Public and Collection Vehicles	Excellent, access and egress can be managed via existing Park and Ride dedicated access points
Traffic risk	Low, traffic light junction on A944 and 'In only' access from
Site of environmental designation	Not known if existing site has environmental value
General Comments	This site is some way west of the city and therefore more distant from the majority of potential users. The access through the Park and Ride can be utilised but there is serious planning concern about the visual impact of developing this site which is outwith the screening bunds of the Park and Ride and adjacent to a major road. The site is adjacent to the head waters of the Den Burn. This site is not considered deliverable for planning reasons.

Potential Recycling Centre Site Hazledene Road

Criteria	Analysis
Size (minimum 0.75 acre)	Yes, rough open ground
Proximity for users	Good, central
Proximity to Housing	150 metres
Existing Site User	Used as log store for Aberdeen City Council arboricultural services
Land Availability	In council ownership
Planning Risk (zoning)	Change of use from 'Green Space Network' to 'Business and Industrial'
Site has competition for use	Possibly, has been considered for sale
Ease of Access for Public and Collection Vehicles	Poor access and egress from narrow, un-adopted road to west. Eastern access along residential road
Traffic risk	High. Narrow road to west and risk to pedestrians to east
Site of environmental designation	No concerns
General Comments	Although there is sufficient land, the site is relatively narrow making site design and traffic flow more complicated. The main drawback is the main access route from the east (Queens Road) is along a residential road and this alone makes this site unsuitable for heavy goods traffic. In addition, the times of greatest use for the Recycling Centre (weekends) coincide with times when families/residents will be at home. Development of this site is not considered desirable or deliverable.

Potential Recycling Centre Site Pinewood (OP4)

Criteria	Analysis
Size (minimum 0.75 acre)	Potentially, no firm development plan is in place for this area therefore a suitable site could potentially be accommodated
Proximity for users	Good, central
Proximity to Housing	230 metres from existing housing if located on west side of OP4. Land is zoned for residential development therefore future housing is likely to be within 50-100 metres
Existing Site User	Agricultural pasture/nursery
Land Availability	West part of OP4 is in council ownership
Planning Risk (zoning)	Significant change of use from 'Residential Development' to 'Business and Industrial'.
Site has competition for use	Developers are unlikely to respond positively to the addition of this facility to the development. This would reduce the number of residential properties that can be accommodated, which is contrary to the Local Plan.
Ease of Access for Public and Collection Vehicles	Good access and egress can be arranged from Countesswells Road
Traffic risk	Low, subject to appropriate design within rest of development
Site of environmental designation	No concerns
General Comments	There is no planning opportunity to influence the development of this site to the extent required to enforce development of a Recycling Centre, meaning there is little likelihood of voluntary agreement from developers to incorporate this land use. The Council may be able to exclude part of OP4 from any residential sale and seek re-zoning but this is unlikely to accord with the planning brief for this area. This site is not considered deliverable for commercial and planning reasons.

Grove Nursery Hazlehead

Potential Recycling Centre Site (OP69)

Criteria	Analysis
Size (minimum 0.75 acre)	Nursery site is significantly larger than required
Proximity for users	Good, central
Proximity to Housing	At least 150 metres if located at west side of Nursery
Existing Site User	Limited horticultural use by Aberdeen City Council
Land Availability	In Council ownership
Planning Risk (zoning)	Change of use from Green Space and 'Opportunity for Sports/tennis centre and/or recreation' to 'Business and Industrial'
Site has competition for use	Land has been identified in Local Plan for other uses however no development has yet occurred. OP69 is significantly larger than needed for a Recycling Centre, therefore both uses may be accommodated.
Ease of Access for Public and Collection Vehicles	Good access and egress can be arranged from Hazlehead Avenue
Traffic risk	Low, subject to appropriate design of junction with Hazlehead Avenue
Site of environmental designation	No concerns
General Comments	The specific location of a Recycling Centre can be arranged to maximise distance from housing. Parts of the site are screened by existing landscaping. Hazlehead Avenue has a good junction with Queens Road and is traffic calmed. Asset Policy considers this land to have high value development potential and are not in favour of introducing this land use into the site. Planning colleagues are also reluctant to consider change of use but accept that change of use could be argued if not other viable site exists.

Potential Recycling Centre Site Hazlehead Caravan Park

Criteria	Analysis
Size (minimum 0.75 acre)	Redundant caravan park is significantly larger than required
Proximity for users	Good, central
Proximity to Housing	At least 750 metres if located adjacent to Hazlehead Academy, 250 metres if at west side of site
Existing Site User	No concerns
Land Availability	In Council ownership
Planning Risk (zoning)	Change of use from 'Green Space Network' to 'Business and Industrial'
Site has competition for use	Land has previously been identified with redevelopment of the Hazlehead Golf Course but there is no extant proposal in this respect
Ease of Access for Public and Collection Vehicles	Good access and egress can be arranged from Groats Road with option to ensure HGV movements only via Hazlehead Avenue
Traffic risk	Low, subject to appropriate design of junction with Groats Road
Site of environmental designation	No concerns
General Comments	<p>Although this site is zoned for green belt, the site is already degraded through use as a caravan park. The site is well screened by mature trees/planting. Groats Road is traffic calmed and has traffic light junction with Queens Road. Hazlehead Academy is adjacent; local residents have expressed strong opposition to this site. Concerns over road safety can, in practice, be mitigated; main periods of Recycling Centre use being outwith school hours and HGV access from Hazlehead Avenue. Loss of public recreation land cannot be mitigated however; obtaining public acceptance is unlikely and the chance of securing a positive planning decision is questionable.</p>

Potential Recycling Centre Site Hazlehead Bus Park

Criteria	Analysis
Size (minimum 0.75 acre)	Too small on existing foot print, could be large enough if adjacent grounds depot/car park were included
Proximity for users	Good, central
Proximity to Housing	450 metres
Existing Site User	No concerns
Land Availability	In Council ownership
Planning Risk (zoning)	Change of use from 'Green Space Network' to 'Business and Industrial'
Site has competition for use	No known competition for bus park but existing grounds depot/car parking areas are in demand.
Ease of Access for Public and Collection Vehicles	Moderate access and egress from Groats Road/Hazlehead Avenue but last 400 metres is along narrow, un-adopted road
Traffic risk	High, significant number of pedestrians on un-adopted road.
Site of environmental designation	No concerns
General Comments	Although this site is zoned for green belt, the site has been used as parking and the surface is gravel. The site is well sheltered/screened but is too small for the expected usage and would require expansion onto the adjacent grounds depot and car park. Traffic risk is high along un-adopted road where there a numerous pedestrians (park users and golfers). This site is not considered deliverable.

Potential Recycling Centre Site Summerhill

Criteria	Analysis
Size (minimum 0.75 acre)	Significantly larger than required
Proximity for users	Excellent, central
Proximity to Housing	25-100 metres depending on location within site
Existing Site User	Council is marketing this site for potential sale
Land Availability	In Council ownership
Planning Risk (zoning)	Change of use from 'Residential' to 'Business and Industrial' despite existing use being non-residential
Site has competition for use	Significant interest has been expressed in this land for other high value uses, especially retail.
Ease of Access for Public and Collection Vehicles	Good access and egress can be arranged from Stronsay Drive/Gairsay Road or potentially, Lang Stracht
Traffic risk	Considered to be low, traffic light junction on Lang Stracht and traffic calming on Gairsay Road.
Site of environmental designation	No concerns
General Comments	It is likely that competing uses for this site will take precedence. Locations around the periphery of the site mean that existing housing would be very close to the recycling centre, furthest location from housing would require junction off Lang Stracht and adversely affect the use of site for other high value uses. The site is not currently considered deliverable.

Potential Recycling Centre Site Rousay Drive

Criteria	Analysis
Size (minimum 0.75 acre)	Significantly larger than required
Proximity for users	Excellent, central
Proximity to Housing	40-60 metres depending on location within site
Existing Site User	No existing user but planning for retail
Land Availability	Private ownership
Planning Risk (zoning)	Site previously zoned for 'Residential' but also designated as District Centre and has planning for retail and Fire Brigade Headquarters
Site has competition for use	Private owner is a major retailer and land value is high.
Ease of Access for Public and Collection Vehicles	Good access and egress from Lang Stracht
Traffic risk	Low, traffic light junction on Lang Stracht
Site of environmental designation	No concerns
General Comments	Land with retail permission is likely to attract a very high value. A Recycling Centre on this site is unlikely to be considered a beneficial neighbour. Site is also close to residential properties. This site is not considered deliverable.

Whitemyres Industrial Estate

Potential Recycling Centre Site

Criteria	Analysis
Size (minimum 0.75 acre)	Unknown but plots within estate are of suitable size
Proximity for users	Excellent, central
Proximity to Housing	50-100 metres depending on location within site
Existing Site User	All plots in estate are currently leased or occupied by owners.
Land Availability	Partly in Council ownership but leased or in use.
Planning Risk (zoning)	Low. Business and Industrial Land
Site has competition for use	All plots in estate are currently developed and in use. Council land is all on long leases with not indication of change. Value of land will be significant therefore, potential loss of revenue to Council, should an existing tenant leave
Ease of Access for Public and Collection Vehicles	Good access and egress
Traffic risk	Low.
Site of environmental designation	No concerns
General Comments	Whilst the estate is in an excellent location and is a complementary land use, there are no plots available. This site is not considered deliverable.

Potential Recycling Centre Site Greenferns

Criteria	Analysis
Size (minimum 0.75 acre)	Sufficient
Proximity for users	Some distance from centre of target constituency - most users would come from the east. Site is also close to existing Sclattie Recycling Centre although there is no direct road access between the two
Proximity to Housing	50-100 metres, depending on specific location within Masterplan
Existing Site User	Fallow agricultural/grassland
Land Availability	Council owned but leased
Planning Risk (zoning)	OP2 Land contains requirement for Recycling Centre
Site has competition for use	No known competition
Ease of Access for Public and Collection Vehicles	Suitable access and egress can be designed into Masterplan
Traffic risk	Traffic risk can be minimised via Masterplan
Site of environmental designation	None
General Comments	The Greenferns Masterplan includes land for a Recycling Centre. The development will require substantial investment in road and utilities infrastructure before a Recycling Centre can be developed. It is anticipated that this development will only proceed following sale of the land. There is no timescale for this project but it is not anticipated that a Recycling Centre can be operational for a minimum of 3 years and quite possibly 5-7. Site considered good for development of additional site when development occurs. This site is not considered deliverable in the near to medium term but would be an excellent location for an additional site in future.

Potential Recycling Centre Site Granitehill

Criteria	Analysis
Size (minimum 0.75 acre)	There is potentially more than sufficient land available
Proximity for users	Some distance from centre of target constituency - most users would come from the south and east. Site is also close to existing Sclattie Recycling Centre although there is no direct road access between the two
Proximity to Housing	50-200 metres, depending on specific location within site
Existing Site User	Industrial land, disused
Land Availability	Site part-Council owned but with some leased
Planning Risk (zoning)	Compatible Business and Industrial Land
Site has competition for use	There is a variety of alternative business/industrial uses being considered for the site
Ease of Access for Public and Collection Vehicles	Suitable access and egress exists into the site
Traffic risk	Traffic risk low and manageable
Site of environmental designation	None
General Comments	The Granitehill site is not ideally situated for many users; there are also a variety of alternative proposals in place for this site with complex ownership and tenancy arrangements. Greenferns considered more favourable site for medium term development. As such this site is not considered suitable for development