

aberdeen local development plan

Main Issues Report – Consultation Responses

Brownfield Sites

1. Introduction

The Directions for Growth outlined in the Main Issues Report deal with the greenfield locations situated around the edge of the City. However, the city centre and the existing urban areas contain brownfield sites with potential to accommodate new development as well as a number of sites submitted to us through the Development Options process. Development Options were submitted to the Council for a mixture of uses including residential, retail, office space as well as an Energy Futures centre. This short report will introduce the comments that we have received during the Main Issues Report consultation process regarding development options, sites in the Brownfield Urban Potential Study (Appendix 3) of the Main Issues Report and new sites that have been assessed.

Aberdeen City and Shire Structure Plan

The Aberdeen City and Shire Structure Plan was adopted and approved in August 2009. It sets out a vision for the area until 2030. The tables below show the numbers that are set out in the plan.

Housing Allowances

	City & Shire Structure Plan Housing Allowances – Aberdeen City		
	Regeneration Areas	Brownfield	Greenfield
2007-2016	500	4,000	12,000
2017-2023	2,000	3,000	5,000
2024-2030	2,500	3,000	4,000
Total		10,000	21,000

For brownfield housing allocations there is a total of 10,000 units required over the duration of the plan in Aberdeen City.

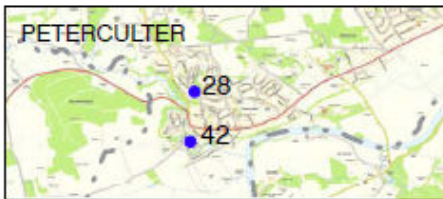
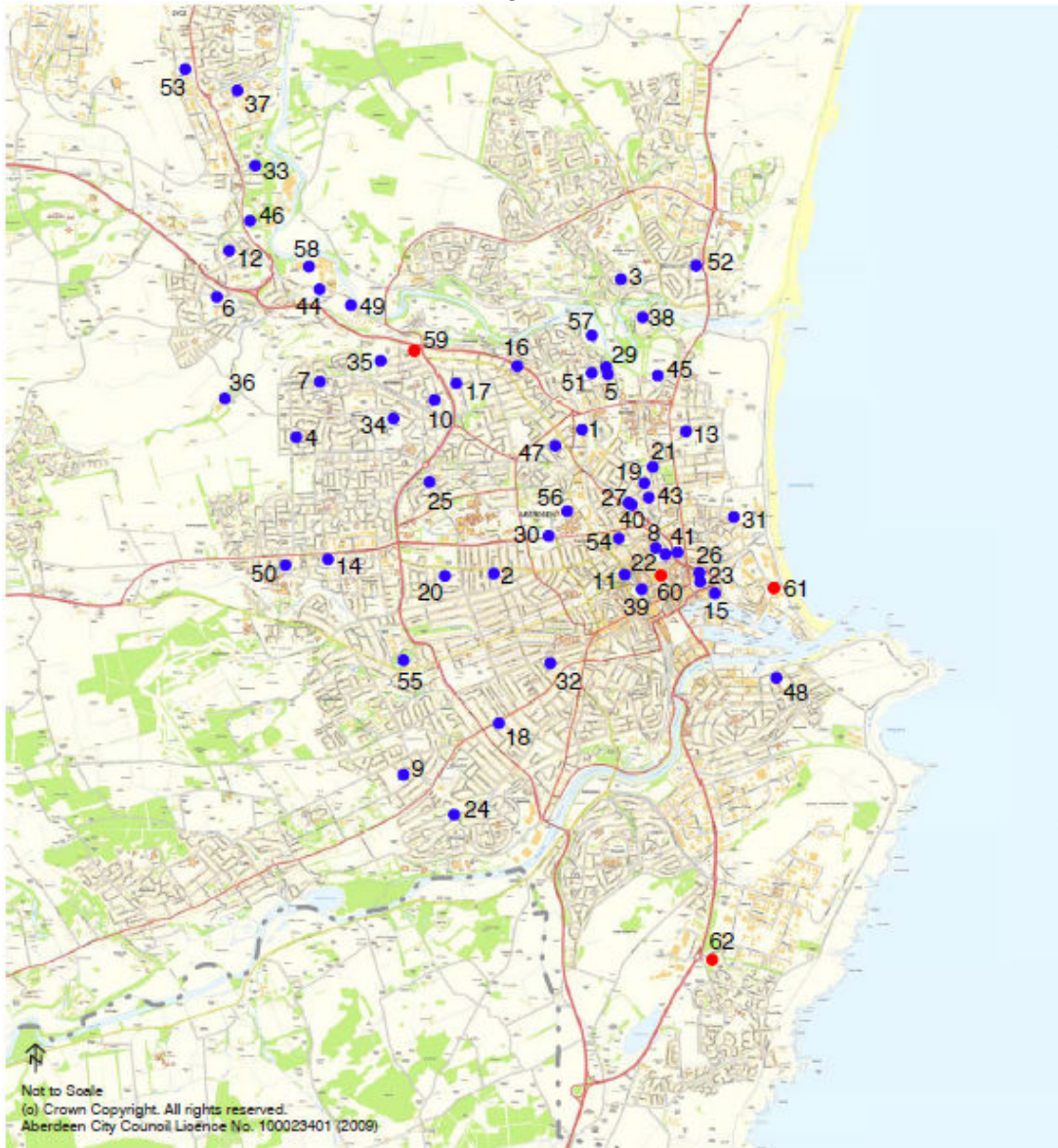
Potential Source	Small & Large Site Potential	Low Density Potential	High Density Potential
Vacant and derelict land	2288	2114	3705
Non Effective housing land	237	279	521
Industrial and business areas	150	120	375
Institutions	1151	962	1620
Redevelopment of other uses	1687	1406	2427
TOTAL	5513	4881	8648

The table above shows the indicative number of units it is thought brownfield sites identified through the brownfield urban potential study could accommodate. They range from 4881 units to 8648 units. It should be noted from the Structure Plan table that we only identify land for the first two phases as it is difficult to predict what sites may become vacant and available for brownfield development within the 3rd phase (2024-2030).

2. Overview

The map below shows the brownfield urban potential sites. The City Centre and existing urban areas contain brownfield sites with potential to accommodate new development.

Brownfield Urban Potential Sites Map



- KEY**
- Brownfield sites with potential for housing
 - Brownfield sites for other uses

Please note that the above map does not show all brownfield Development Options or new sites that the Local Development Plan team received during the Main Issues Report consultation process.

The table below refers to the numbers represented in the above map.

Brownfield Sites with potential for Housing

1	Kittybrewster Depots	30	Park House, Westburn Rd.
2	Mile End Primary	31	Urquhart Road Works
3	Balgownie Primary	32	Nazareth House
4	Byron Park Nursery & Infant School	33	Stoneywood Terrace
5	St Machar Primary School	34	Cummings Park Crescent
6	Marlpool School	35	Manor Walk
7	Marchburn Infant School	36	Land at Bucksburn House
8	Aberdeen College, Gallowgate	37	BP Dyce (Part)
9	Braeside Infant School	38	Hillhead Halls
10	Smithfield School	39	Triple Kirks
11	Denburn and Woolmanhill	40	140 Causewayend
12	Bankhead Academy	41	Victoria House
13	Linksfield Academy	42	Kennerty Mill
14	Former Summerhill Academy	43	35 Froghall Road
15	Water Lane Grannary	44	Mugiemoss Road South Side
16	Woodside Congregational Church	45	Dunbar Halls
17	82-88 Middlefield Place	46	Ex-sports club Dyce
18	393-395 Great Western Road	47	Cattofield Reservoir
19	Froghall Terrace	48	Abbey Road Torry
20	Oakbank School	49	Former Grampian Chickens
21	St Peter's Nursery, Spital	50	Woodend Hospital Annex
22	VSA Gallowgate	51	Tillydrone Primary School
23	Citadel	52	Balgownie Centre
24	Copper Beech, Garthdee	53	OP31Farburn Terrace, Dyce
25	Croft House	54	Broadford Works
26	Frederick Street/East North Street	55	Rubislaw Quarries
27	Plumb Centre, Causewayend	56	Cornhill Hospital
28	The Bush, Peterculter	57	Donside Paper Mill
29	Aberdon House	58	Mugiemoss Mill

The sites which are highlighted in yellow are located in the Regeneration Priority Areas (sites 4, 5, 7, 10, 29, 34, 35, 48, 51 and 57). It is considered that these sites have the capacity to accommodate the Structure Plan requirement for 500 houses in the Regeneration Areas for the period up to 2016.

In addition to the sites identified in the Brownfield Urban Potential Study a number of brownfield development options were received in March 2009. Some of these are listed in the above table. Other options were also received that lie outside the main city centre and existing urban areas. These are:

- 2/12 Glashieburn;
- 9/07 The Waterwheel;
- 9/14 The Waterwheel;
- 10/02 Dobbies Garden Centre;
- 12/01 St Fitticks; and
- 13/05 Souter Head Road.

A number of comments were received regarding these sites. These details will be discussed in the next part of this report. Along with these brownfield development options a number of new brownfield sites were identified. These are:

- Cults Pumping Station;
- Scottish Water Depot, Kittybrewster;
- Donside, Tillydrone; and
- a resubmission of Dobbies Garden Centre.

These sites have now been assessed with Cults Pumping Station and Scottish Water Depot, Kittybrewster being added as potential brownfield development in the Brownfield Urban Potential Study.

3. Responses

Source of Responses

53 responses were received by, or on behalf of, 16 different interests relating specifically to the Brownfield sites with potential for development. These responses came from:-

- Torry Community Council;
- Kingswells Community Council;
- Mastrick and Sheddocksley Community Council;
- 20 individuals;
- The Scottish Environment Protection Agency;
- Historic Scotland;
- Langstane Housing Association; and
- 11 representations were submitted on behalf of development industry/land owners.

Summary Overview of Responses

The comments focused primarily on individual brownfield sites that have potential for development. A mixture of comments, some supporting and others objecting

to development, were received about the Haudagain Triangle, Copper Beech, Souter Head Road, The Waterwheel Hotel, Triple Kirks, Hillhead Halls of Residence, former Summerhill Academy, Manor Walk, Park House, Gallowgate, Beach South, Bon Accord Quarter Masterplan, St Fitticks, Glashieburn, Woodend Lodges, former Dobbies Garden Centre site and Ramsay Gardens.

A main concern raised was that all opportunities of brownfield redevelopment should be investigated before any consideration is given to developing green field sites. There was also noted concern that the brownfield sites identified will not be able to deliver the proposed number of units the Structure Plan requires. Another comment that was received believed that more brownfield sites should have been considered suitable for development. The majority of comments agreed with developing brownfield sites in the city centre and supported for plan to build houses in the seven regeneration areas.

Response

In the Aberdeen City and Shire Structure Plan that was approved in August 2009 it has a schedule for housing allowances. In this it has three phases for development; 2007-2016, 2017-2023 and 2024-2030. Each three of these phases has identified brownfield and greenfield development and the Local Development Plan must adhere to these numbers.

The Council is committed to developing 5,000 homes throughout the life of the plan in the seven regeneration sites located in Aberdeen. These are: Cummings Park, Middlefield, Northfield, Seaton, Tillydrone, Torry and Woodside. This will include proposals for a range of housing including private, social, sheltered and affordable housing.

The Local Development Plan team has identified all the brownfield sites it was aware of in the City that could potentially be developed for housing. We are aware that many of these sites are currently in use. These sites have been identified as it is felt that if they were to become available, they would be favourable for brownfield development. We would welcome the suggestion, and take into consideration any other brownfield sites that the public deem to be suitable for development.

The Local Development Plan team has assessed the new sites that were received as responses to the Main Issues Report consultation in line with the assessment framework used to look at the development options.

The loss of existing green spaces in the urban area is not considered appropriate (unless it is replaced nearby) given the scale of greenfield development.

The number of units that brownfield sites within the city can suitably accommodate is identified in the Main Issues Report. It is not possible to identify

brownfield sites too far into the future as it is not always known what sites will become available.

4. Site By Site Responses

Site / comment	Number of Respondents	Support	Object	Comment
Haudagain	3	2	1	0
Copper Beech	2	1	1	0
Souter Head Road	1	0	1	0
The Waterwheel	6	5	1	0
Hillhead	1	1	1	0
Abbey Place	1	0	1	0
Summerhill	3	3	0	0
Manor Walk	1	1	0	0
Park House	1	1	0	0
Gallowgate	2	2	0	0
Beach South	2	2	0	0
Bon Accord	3	3	0	0
New Site Kittybrewster Depot	1	0	0	1
St Fitticks	1	0	1	0
Glashieburn	2	2	0	0
Woodend Lodges	1	0	1	0
Dobbies	1	0	1	0
Ramsay Gardens	1	0	1	0
New Site Donside, Tillydrone	1	0	0	1
General Brownfield Comments	11	2	0	9
Other Comments	1	0	0	1

For each site in the City Centre and Existing Urban Area a summary of the issues arising from comments have been listed, and these are split by supporting comments, objections and comments on how development could be more suitable. Supporting comments are comments which support the conclusions in the Main Issues Report, and visa versa for objections.

Abbey Place Brownfield Site

- The respondent, Torry Community Council, responded to the Main Issues Report with concern over a site on Abbey Place, however the site is actually Abbey Road. This was communicated to the respondent via email.

Response

Torry Community Council has been contacted by an officer from the Local Development Plan team informing that the site is not on Abbey Place but on Abbey Road.

Beach South 8/02*Supporting Comments*

- This site has far better access routes to and from the city centre than Greenfield sites.
- The potential development of an Energy Futures Centre is welcomed by AREG
- The site should remain as a Special Employment Zone
- No reason for the site to be rezoned due to the efforts in securing the project.

Response

The Local Development Plan team is still of the same opinion that Aberdeen Beach South is a preferred location for development and should remain zoned as Specialist Employment. The site is also already identified in the current local plan as opportunity site OP114. The proposal helps to strengthen and diversify the economy towards sustainable energy and will create jobs in the area. The area has little physical constraint, although it is situated near the coastal and River Dee flood risk areas and there is a lack of shelter due to the coastal location. It will not affect the surrounding landscape and natural conservation due to the existing built up nature of the area.

Bon Accord 8/03*Supporting Comments*

- This site has far better access routes to and from the city centre than Greenfield sites.
- Support is given to this development being carried on as a desirable development because:
 - It will improve vitality and viability of the city centre.
 - It will improve operations in and around John Lewis
 - Seek to further strengthen the primary retail offer within the city centre

Response

The Local Development Plan team is still of the same opinion that the Bon Accord Masterplan area is a preferred location for development. The area is already identified in the 2008 Aberdeen Local Plan. The proposal helps to achieve the retail aims of the structure plan as it will help to push Aberdeen as a top retail destination in the UK. The area has no physical constraints and it will also not affect the surrounding landscape and natural conservation due to the existing built up nature of the area.

It will help the environment of the area bringing positive attributes to the conservation area and the listed buildings within the proposal boundary. It will also help to improve the transport network and accessibility within the city centre and contribute more services and facilities to the community.

The Bush (also included within Area G Deeside response)

Comments were received stating that The Bush, Peterculter should remain as a roads depot.

Response

Agree. There are no proposals to develop this site for housing so it would be appropriate to remove the opportunity site from the local development plan.

- Others suggested the Bush could be suitable for employment.

Response

It could be said that, as a roads depot, the site is already in employment use. The site is probably too small to warrant an employment land designation. However, we would intend to remove it as a housing opportunity site in response to representations.

Copper Beech 11/01

Objection

One objection to the desirability of this site was received from one member of the public. It is argued that it is an undesirable site for the following reasons:

- Loss of greenbelt – which will not benefit the community.
- Inadequate infrastructure and concerns over increased amounts of traffic.
- Inadequate drainage and sewerage.
- Impact on the local school roll.
- Unspecified development proposal.
- Non-existence of public transport, cycling and footpaths.

One comment of support for the site was received from one member of the public who said there was good access to the city centre from the site.

Response

The Local Development Plan team is still of the same opinion that Copper Beech, Garthdee, excluding the surrounding urban greenspace, is a preferred location for development. The site is flat, has good drainage and is not at risk from flooding. There are no built or cultural elements that will be affected and the relationship to the surrounding area is good. There are many links to cycle paths, walking routes and public transport. There are significant employment opportunities with the Robert Gordon College and the Garthdee Retail Park both within 1.6km of the site

The loss of the urban green space to the northern end of the site is significant, where the group of trees acts as a buffer, separating the residential from the green space to the east of the site. Therefore it is important that the trees stay in situ and only the north part of the site permitted for development.

Gallowgate 8/10

Supporting Comments

- This site has far better access routes to and from the city centre than Greenfield sites.
- Redevelopment is critical. The intention is to retain and refurbish the existing South Block at the Gallowgate and disperse provision to College Centres established throughout Aberdeen and Aberdeenshire.

Objections

- Disappointment that the need for a new campus was not recognised in the Main Issues Report.

Response

The Local Development Plan team is still of the same opinion that the Gallowgate is a preferred location for development. This is a brownfield site close to the city centre which would represent a good development opportunity. However, the proposer did not put forward any alternative uses and this creates uncertainties in the assessment of the site. Therefore further discussions will be required. The area has little physical constraints and development will not affect the surrounding landscape and natural conservation due to the existing built up nature of the area. There will also be no loss or disturbance to built or cultural elements.

Aberdeen College has stated the need for a new City Campus. This will be acknowledged in the Local Development Plan, where at present no specific site for this development has been identified.

Glashieburn 2-12

Supporting Comments

- support the comments in para 3.31 of the Main Issues Report stating that part of the site is an appropriate option for small scale redevelopment for housing.
- accept that the school playing fields and open space be excluded from the proposal

Response

The Local Development Plan team is still of the same opinion that Glashieburn, Bridge of Don, excluding the surrounding urban greenspace and school playing fields, is a preferred location for development. Development would have little impact on the landscape as the area is already developed and the site relates well to the existing settlement and is close to public transport links and community facilities/ services. Development would be required to take account of and be sensitive to existing TPO's and the burn that flows through the site.

Haudagain Triangle 4/01*Supporting Comments*

Supporting comments for development in this area were made by the Council Asset (non-housing) Policy service and one member of the general public.

Summary of comments listed below:

- This site has far better access routes to and from the city centre.
- Resources Management welcome the identification of the Haudagain Triangle as a brownfield site with the scope for the provision of a retail park and urban green space.
- The nature and scale of retail development and the distribution of District Centres are matters which should properly be considered by a shopping study covering the entire city. In the absence of this, the Proposed Local Development Plan should identify the land at the Haudagain Triangle as an opportunity site for retail use specifying the expectation of the need for a Retail Impact Assessment and Sequential Test to be carried out should convenience retailing be proposed.

Objections

One objection was received from one member of the public. This objected to the development of a retail park on the site. Summary of the comment is listed below:

- A retail park should not be proposed for the Haudagain Triangle

How development could be more suitable

- After solving a traffic problem at the Haudagain a retail park will just encourage more traffic to the area. There are also empty units in this area which questions the viability of this area. There are also huge hold ups with three pedestrian crossing close to one another on North Anderson Drive.

Response

The Local Development Plan team is still of the same opinion that the Haudagain Triangle is a preferred location for development. Any developer of the Haudagain Triangle site will be liable to provide or contribute towards the infrastructure required to mitigate the impact of the development.

The Haudagain Roundabout Improvement programme is a Scottish Government committed strategic scheme. However the finalised improvement option has yet to be agreed. The Council has carried out a STAG appraisal of the different options available to relieve the current traffic congestion at the Haudagain. A link road from North Anderson Drive to Great Northern Road is thought to best alleviate congestion and would result in the formation of the Haudagain Triangle site.

Any potential development that may take place would have to accord with the Haudagain Roundabout Improvement programme.

The Haudagain Roundabout Improvement programme will be identified in the Local Development Plan as Land for Transport.

In addition to this the Logie/Mannor area of Middlefield is in need of regeneration. A commercial development in this area could provide jobs and encourage regeneration. This is an opportunity to secure some new development in the Middlefield area whilst also addressing the wider transport problems of the City.

The Hillhead Centre 6/01*Supporting Comments*

- Accepts the Council's view in relation to Rose Cottage and no longer wish to pursue this option through the Local Development Plan.

Objections

- Objects to the Council deeming the site undesirable.

Response

In relation to the proposed development at the Hillhead Centre, the Local Development Plan team notes Aberdeen University's desire to no longer pursue development at Rose Cottage. The Local Development Plan team is still of the same opinion that Hillhead Centre is an undesirable location for the development of indoor tennis courts proposed due to landscape issues and the development would not be in keeping with the character of the Conservation Area.

Manor Walk 4/02*Supporting Comments*

- This site has far better access routes to and from the city centre than Greenfield sites.

Response

The Local Development Plan team is still of the same opinion that the land adjacent to Manor Walk is a preferred location for development.

This site lies to the west of land at the Haudagain Roundabout and would provide opportunities for housing replacement following delivery of proposed junction improvements.

Development of this option would result in the loss of urban green space in this area. Policy requires that this would have to be replaced and it is proposed to do so on the Haudagain Triangle. Safe and convenient access to this would be required. Development of new housing in this area will help to deliver the Middleton Regeneration framework and provide new housing that will help to support an increasing population and the wider regeneration of the area.

Park House 7/01*Supporting Comments*

- This site has far better access routes to and from the city centre than Greenfield sites.

Response

The Local Development Plan team is still of the same opinion that Park House, Westburn Road is a preferred location for development. The site scores well in terms of accessibility and is well served by shops and facilities. Buildings already exist on the site, so the principle of development on that location has been accepted. There are no cultural / built elements on the site, and the site is served by all physical and service infrastructure requirements. Issues may arise relating to the location of the site within a Conservation Area and surrounding parkland. However, mitigation measures related to design, type and scale of the development should be able to overcome such concerns.

Site at Ramsay Gardens, Garthdee 11/02*Objections*

- Site 11/02 should be included as a preferred option. Proposals for affordable residential housing on the site include for improvement to the quality of open

space at the site, including retention of the bowling green and enhanced play provision/ sports park. The proposer feels that this information was completely ignored in the site assessment which states it is 'undesirable' as it does not replace lost facilities.

Response

The Local Development Plan team is still of the same opinion that the site at Ramsay Gardens, Garthdee, is an undesirable location for development due to the loss of open space. Areas of recreational and amenity green space within residential areas will be retained for these uses.

Souter Head Road, Cove 13/02

Objections

- A supermarket at this site would be useful to the people of Cove, however it would almost certainly be the death knell for the current retail facilities within Cove and would spoil any chance of regenerating those areas to give a more vibrant heart to the community.

Response

The Local Development Plan team is still of the same opinion that Souter Head Road, Cove is a preferred location for development subject to a satisfactory result from a Retail Impact Assessment regarding local provision in the surrounding area and a Traffic Management Report.

St Fitticks 12/01

Objection

- Torry Community Council has asked for clarity why this site was not included within the Main Issues Report Report.

Response

The Local Development Plan team is still of the same opinion that St Fitticks Farm is an undesirable location for the development. The site scores well in terms of access to employment and community facilities, and there are no major hazards of developing the site. However, substantial development to the north of St Fitticks Road would harm the character of the landscape and open space provision. The site is part of the undeveloped coastal zone and with regard to the policy, it is clear that the uses proposed do not require a coastal location.

Former Summerhill Academy 3/08

Supporting Comments

- Retail use would be welcomed by most due to the lack of provision in the area.
- Traffic concerns could be mitigated with appropriate infrastructure
- The site is more suitable for a supermarket compared to the currently approved site of Rousay Drive.

Supporting Comments from ACC:

- Area has no physical constraints to development
- Development will not affect the surrounding landscape and natural conservation due to the existing built up nature of the area and its close relationship with the existing settlement
- No loss or disturbance to built or cultural elements.
- Environment will be improved due to the regeneration of the site which will help the safety of the area as it will have more vitality than it has at the moment as an under used Council office facility

Objections

- There are concerns on the existing community facilities on this site and their replacement on a like for like basis. The loss of these facilities would be unacceptable

Response

The Local Development Plan team is still of the same opinion that the former Summerhill Academy is a preferred location for development. The area has no physical constraints. It will not affect the surrounding landscape and natural conservation due to the existing built up nature of the area and the close relationship the site has with the existing settlement. There will also be no loss or disturbance to built or cultural elements and it is likely that the environment will be improved due to the regeneration of the site. Any development on this site will have to mitigate the adverse impacts of development such as improvements to infrastructure and loss of community facilities.

Triple Kirks

Comments

- Redevelopment of Triple Kirks should aim to incorporate surviving parts of the historic ruin as it is one of Aberdeen’s most important buildings and is category A listed. An imaginative but sensitive re-use of the site would respect the setting of the nearby A-listed Art Gallery and enable the site to make a positive visual contribution to the City Centre once again.

Response

Any redevelopment of Triple Kirks should be designed in a sensitive manner, take into account the setting and respect the grade A listing of the building.

The Waterwheel 9/07 & 9/14 (also included within Area G Deeside response)

Supporting Comments

- It is not within walking distance for the majority of residents of Milltimber or Bielside
- Will encourage short car journeys which contribute heavily to pollution
- Development will add congestion to the N. Deeside Road
- Not a suitable location for food retail.

Objections

- This site has very few constraints and should be released for immediate development as part of existing and proposed development on adjacent sites.
- Support identification of the site as suitable for hotel regeneration only.

Response

This is a stand alone development which has no relationship with facilities in the existing settlements. It is over 600m from the edge of Bielside and around 750m from the edge of Milltimber. Because it is remote from existing residential areas, it would generate more traffic on the North Deeside Road as consumers would use their car to travel to the retail element. It may also harm existing local shops in Cults and Peterculter that are more accessible to those communities. In a similar vein, the housing proposed for this site will be remote from the rest of the existing settlements. Because there are very few facilities in walking distance of the site, people would be inclined to travel in their cars. The refurbishment of the hotel would be acceptable given its existing use.

Land at Woodend Lodges 10/01

Objections

- Object to the failure to identify this site as a development option and request that it is included in the Proposed Local Plan as being suitable for a flatted development comprising 9 units and associated parking.

Response

The Local Development Plan team is of the opinion that the Land at Woodend Lodges is an undesirable location for the development. The area has severe physical constraints such as aspect and slope. The slope is much steeper than 1:12 and part of the site has the potential to flood and drain poorly. The proposal

severely affects the landscape from the North West view of the development in the valley. It also adversely affects the surrounding listed buildings and viaduct. The proposed development does have some positive attributes. It is well related to the existing settlement and is accessible to both public transport and community facilities. It is also close to significant employment opportunities with well connected foot and cycle paths.

5. New Sites

855/1 Cults Pumping Station (also covered in Area G Deeside response) - land at the former Cults Pumping Station provides a sustainable brownfield housing site capable of contributing to the housing requirement for the Deeside area, and satisfying the development strategy.

Response

This development would make good use of a redundant building with few apparent constraints or problems. It is accessible and close to many services and facilities in Cults village centre. The developer has indicated that the allotments will be retained. Its relatively small scale (around 15 flats) means there is unlikely to be any issues with physical or service infrastructure capacity.

Re-submission of Dobbies Garden Centre 10/02

Objections

- Remove the existing Dobbie's garden centre site at Hazledene Road from the green belt and reallocate for housing with a capacity of up to 100 units.

Response

The Local Development Plan team is still of the same opinion that Dobbies Garden Centre is an undesirable location for development. A major obstacle to development on this site would be access. Hazledene Road is a narrow road with many blind corners, therefore development at this site would mean that improvements would need to be made to this road. This would likely result in damage and the loss of many natural conservation features such as stone walls and trees. The site is surrounded by Denwood District Wildlife Site and is unrelated to existing surrounding developments.

2-895 Donside, Tillydrone Donside, Tillydrone - New Site

Supporting Comments

- Land adjacent to OP 49
- The proposer of the potential development is of the belief that Green Belt is not an appropriate zoning

Response

This was received as an alternative site to the Main Issues Report. The site is relatively flat, well connected through roads and paths and is in close proximity to many facilities and services. However it is the opinion of the Local Development Plan team that this site is undesirable due to the impact development would have on built/cultural heritage, the potential loss of natural heritage including a DWS and ancient woodland, the negative impacts on the surrounding landscape and parts of the site are prone to flooding. Development on this site would also result in a loss of valuable open space to the community.

2-855 Kittybrewster, Scottish Water

Supporting Comments

- Support of the inclusion of the Kittybrewster Depot as a potential brownfield site for housing in the Aberdeen Local Development Plan Main Issues Report. However, there are issues about clarity and certainty with regard to site access.

Response

The inclusion of Kittybrewster Depot as a potential brownfield site for housing is supported. Scottish Water has brought to the Local Development Plan teams attention that there are issues with clarity and certainty with regard to site access. The Kittybrewster Depot is currently zoned in the Aberdeen Local Plan 2008 as mixed use and therefore the development of housing on this brownfield site would be supported, should a satisfactory residential environment be proposed that does not conflict with adjacent land uses and amenity.

The Berryden Improvement Corridor programme is a committed strategic scheme. Access to the Scottish Water Kittybrewster Depot has been identified; this during consultation with Scottish Water and therefore it is unlikely that changes to this access will be made. In relation to the left in/left out (LIL) priority junction, there is currently insufficient information to suggest that this access will restrict, in any way, the capacity of the site.

There have been no details submitted by Scottish Water regarding what type of scheme Scottish Water would like to see potentially developed on the site. Any potential development that may take place would have to accord with the Berryden Improvement Corridor programme.

The Berryden Improvement Corridor will be identified in the Local Development Plan as Land for Transport.