

Site Assessments for New Development Options

SITE NUMBER: 2/843		NAME of SITE: Balgownie Playing Fields (part), Bridge of Don	
Proposer: Lynch Homes/Geddes Consulting			
Nature of the proposal: 200-300 homes (which could be linked with the development of the adjoining site owned by Aberdeen University – but this was defined as being ‘undesirable’ in the Main Issues Report.			
Checklist Score: 49	Constraints? Urban Green Space	SEA? +/-	
Recommendation: Part desirable			
<p>Justification:</p> <p>The bulk of this south-facing elevated site is open grassland owned by the City Council, forming part of the Aberdeen University playing fields. It is zoned in the current Aberdeen Local Plan as urban greenspace and is part of the urban greenspace network. This ground is currently given low level maintenance by the City Council, which probably enhances its biodiversity interest, and it is important as an area of informal open space within the wider area of formal playing fields. The south-east corner of the site is occupied by a disused fire-damaged former commercial indoor bowling centre with outdoor hard-landscaped sports courts and an associated surfaced car park. The area occupied by the buildings has a mixed use zoning in the current Aberdeen Local Plan. The mixed use zoning allows for residential development, in principle, with other uses. The assessment of the current bid would score more favourably if development was restricted to the area of the existing buildings and car parking.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	This is an elevated site but tree belts along the north and east boundaries offer some shelter. It is, however, exposed to westerly winds.
Aspect	3	The site is predominantly south-facing with relatively steep slopes from north to south and east to west.
Slope	1	The bulk of the site is quite steeply sloping, north to south and east to west. The lower (southern) part, occupied by the vacant commercial bowling and football centre, is relatively flat. The building was cut into the slope when constructed.
Flood risk	3	No flood risk according to SEPA map.
Drainage	2	Small boggy sections in NE and SW corner of site, otherwise no obvious drainage problems visible.
Built / Cultural Elements	3	Fire damaged industrial/warehouse type former leisure club in SE corner of site has no architectural merit. No other features on site.
Natural Conservation	2	The site forms part of the urban greenspace network providing links to the north via the Whitestripes woods and to the south via the Balgownie playing fields to the River Don valley.
Landscape Features	3	Tree belts along the north and east boundaries should be retained and strengthened if development went ahead. Drystone dyke features on site may be retained.
Landscape Fit	1	Very prominent site because of its elevation. Can be seen from the south side of the Don valley
Relationship to existing settlement	2	Very close to the existing built-up area to the east. Parkway forms a barrier to the north. Pedestrian/cycle links could be created to link with Danestone to the west although the proposed new road for the Third Don crossing would create a barrier in this direction.
Land Use Mix / Balance / Service Thresholds	2	Development of whole site would lead to a loss of urban greenspace which would be replaced by housing.

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Accessibility	3	The site is close to bus routes on Balgownie Road. Local shops are available at Braehead Way, less than 400m from the entrance to the site. Bridge of Don Academy and Braehead primary/nursery school are 500m from the entrance to the site: the site is, however, currently within the Oldmachar Academy/Danestone primary school catchments, both of which are currently slightly further away. Access to Danestone could be restricted by the Third Don crossing.
Proximity to facilities - shopping / health / recreation.	3	Schools, local shopping and doctor's practice are all within or close to 800m of the site. Playing fields and parks are also adjacent or within 800m
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are good footpath connections to local facilities once the main roads are crossed. Balgownie Road to the east, the Parkway to the north and the proposed Third Don crossing road to the west are all barriers to adjoining areas. Pedestrian crossing facilities may need to be enhanced. Core Path 26 runs along the northern boundary of the site.
Proximity of employment opportunities.	3	The Aberdeen Science and Technology Park is within 400m of the site. Other industrial estates are relatively close by (within 1600m).
Contamination	3	No known contamination issues – although cause of boggy ground in NW corner of site needs investigation.
Land Use Conflict	3	No conflict with surrounding uses.
Physical Infrastructural Capacity	3	Utilities are available but, there could be a need for improved water services infrastructure depending on scale of development.
Service Infrastructure Capacity	3	There is sufficient spare capacity in Danestone primary and Oldmachar Academy at the moment, but there could be a cumulative impact if other developments also proceed.
Other Constraints	2	Loss of Urban Greenspace and Greenspace Network. Increased traffic on local roads.

SITE NUMBER: 2-895		NAME of SITE: Land adjacent to OP49 Donside	
Proposer: Halliday Fraser Munro			
Nature of the proposal: Mixed Use Development			
Checklist Score: 46	Constraints? Transport safeguarding, flooding		SEA? -
Recommendation: Undesirable			
<p>Justification:</p> <p>Although the site is relatively flat, is well connected through roads and paths and is in close proximity to many facilities and services it is thought that the site is undesirable for the following reasons:</p> <ol style="list-style-type: none"> 1. Parts of the site are prone to flooding and is north west facing 2. Lose valuable urban green space with no provision made for its replacement, and 3. Restricted by Third Don Crossing application. 			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site has some shelter from northerly winds
Aspect	1	The site is north west facing
Slope	3	The site is relatively flat
Flood risk	1	The site is prone to flooding
Drainage	2	There is evidence of poor drainage on the site
Built / Cultural Elements	2	There will be some impact on a site or monument of Gordon Mill
Natural Conservation	2	There will be some impact on natural conservation as part of the River Don Valley DWS is located on the northern part of the site and part of an Ancient Woodland is located on the western part of the site.
Landscape Features	2	There would be some loss to landscape features.
Landscape Fit	2	There is some relation to existing development however, there would be significant loss in green space
Relationship to existing settlement	3	Development would be well related to the existing settlement
Land Use Mix / Balance / Service Thresholds	2	The mixed use development would bring some land use mix to the surrounding area however, would remove significant green space therefore impacting the area.

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Accessibility	3	The site has good access opportunities
Proximity to facilities - shopping / health / recreation.	3	There is significant provision to facilities near to the site
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very accessible regarding cycle and foot paths
Proximity of employment opportunities.	3	There is significant employment opportunity near the site
Contamination	2	There is some medium contamination on the site due to the previous use of land as a mill
Land Use Conflict	1	The third don crossing is proposed to run through this site therefore this is a significant land use conflict
Physical Infrastructural Capacity	3	There will be no issues with physical infrastructural capacity
Service Infrastructure Capacity	3	There will be no issues with service infrastructural capacity
Other Constraints	3	No other constraints

SITE NUMBER: 1/855		NAME of SITE: Kittybrewster Depot – Scottish Water	
Proposer: Scottish Water			
Nature of the proposal: Housing			
Checklist Score: 57	Constraints? Transport Safeguarding, potential contamination	SEA? +	
Recommendation: Desirable			
<p>Justification:</p> <p>The site is regarded as being desirable for development for the following reasons:</p> <ol style="list-style-type: none"> 1. Good physical aspects with the site unlikely to flood and it also has a relatively flat slope 2. No loss to natural or built up heritage as well as no loss to landscape 3. Is very accessible and close to many services and facilities 4. There is unlikely to be any issues with physical or service infrastructure capacity, and 5. Development would see the enhancement of a brownfield site. <p>There are some potential conflicts, they are:</p> <ol style="list-style-type: none"> 1. The Berryden Road Improvement Corridor, which will run through part of the western edge of the site 2. Potential contamination issues <p>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.</p> <p>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 (LILO) 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.</p> <p>The Berryden Improvement Corridor will be identified in the Local Development Plan as Land for Transport.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	There is good shelter from northerly winds.
Aspect	3	The site is south east facing
Slope	3	The site is flat
Flood risk	3	No flooding on site
Drainage	3	No areas of poor drainage on site
Built / Cultural Elements	3	No impact on built or cultural heritage
Natural Conservation	3	No loss or disturbance of wildlife habitat or species expected from the development of this site
Landscape Features	3	No loss to landscape features
Landscape Fit	3	The site is within a built up area and would fit within the landscape
Relationship to existing settlement	3	Development would be well related to the existing settlement
Land Use Mix / Balance / Service Thresholds	2	Development of housing would contribute some mix or balance of landuses.

Accessibility	3	This development is in close proximity of 2 existing bus routes, with regular bus stops.
Proximity to facilities - shopping / health / recreation.	3	There are 2 retail parks and 1 district centre in close proximity to the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are good existing links to services and facilities.
Proximity of employment opportunities.	3	Close to Kittybrewster and Berryden retail parks, business and industrial land and university.
Contamination	2	Potential contamination from the previous railway use. This is the case for the whole site.
Land Use Conflict	2	Potential conflict due to the development of the Berryden Corridor Improvement. However, this is only to the far west of the site. There may be some access and noise issues which will need to be mitigated.
Physical Infrastructural Capacity	3	No physical infrastructural capacity
Service Infrastructure Capacity	3	This development would have no major impact on the service infrastructure capacity
Other Constraints	3	No other constraints

SITE NUMBER: 2-832		NAME of SITE: Hotel Site 1 – Aberdeen Business Park, Dyce Drive	
Proposer: Savills on behalf of Aviva Investors			
Nature of the proposal: Hotel development. Option 1 – 128 bedroom hotel, bar/restaurant area, 177 car parking spaces Option 2 – 110 bedroom hotel, bar/restaurant area, a conference facility on the first floor, 177 car parking spaces			
Checklist Score: 51	Constraints? Pipelines	SEA? +/-	
Recommendation: Preferred			
<p>Justification:</p> <p>The proposal is to develop two existing vacant, detached modern office pavilions into hotel accommodation. The two pavilions extend to 45,000 square feet. There are two proposals, option 1 is for a 128 bedroom hotel and bar/restaurant area with 177 car parking spaces. Option 2 proposes a 110 bedroom hotel, bar/restaurant area and a conference facility on the first floor with 177 car parking spaces.</p> <p>The proposed site is not at risk from flooding, has little exposure, no issues with drainage, and there is no loss to the built or natural environment. It also sits out with the airport public safety zone and out with the airport noise contours.</p> <p>The site sits within land zoned as 'Business and Industrial Land', which allows for Use Class 4, 5 and 6. The proposer requests that policy 68 of the Aberdeen Local Plan relating to Business and Industrial Land is amended to allow hotel use.</p> <p>As the BP Forties pipeline (middle zone) covers site an assessment would have to be carried out to determine suitability and safety of development.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site sits on a flat piece of ground and it is relatively protected from winds. The wind buffering around buildings may cause some issue.
Aspect	3	Flat site
Slope	3	Flat site
Flood risk	3	No risk of natural or man made flooding according to GGP or SEPA flood map.
Drainage	3	Freely drained.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings. GGP lists documentation of a pump house but development has already taken place on this site.
Natural Conservation	3	No loss or disturbance of wildlife or habitat species.
Landscape Features	3	No loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	3	Development would be unobtrusive in the surrounding landscape.
Relationship to existing settlement	3	Development would be well related to existing settlement to the north, east and west.
Land Use Mix / Balance / Service Thresholds	2	Development of hotel would contribute towards a better mix and balance of land uses, and would help to support the businesses in the area and the airport. Land use is predominantly business and industrial, no residential development in the area.

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Accessibility	2	Direct access to bus network within 400m, however, bus service very infrequent and ends before 7pm.
Proximity to facilities - shopping / health / recreation.	2	There are no community facilities within the area, however, people using hotel services may not require these facilities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are limited footpath and cycle links to community facilities.
Proximity of employment opportunities.	2	This development would provide employment opportunities for the surrounding area.
Contamination	2	Medium ranked contamination dating from 1959, however, this site already has development on it and it is expected that any contamination would have been remediated.
Land Use Conflict	3	No conflict with AWPR. Site lies outwith Aberdeen Airport contours.
Physical Infrastructural Capacity	3	All services present.
Service Infrastructure Capacity	3	Not required or affected by hotel development.
Other Constraints	1	BP Forties pipeline (middle zone) covers site. An assessment would have to be carried out to determine suitability and safety of development.

SITE NUMBER: 2-832		NAME of SITE: Hotel Site 2 – Aberdeen Business Park, Dyce Drive	
Proposer: Savills on behalf of Aviva Investors			
Nature of the proposal: Hotel development. Option 1 – 80 bedroom hotel, 81 car parking spaces Option 2 – 94 bedroom, 68 car parking spaces			
Checklist Score: 51	Constraints? Pipelines, airport noise contours		SEA? 0
Recommendation: Preferred			
<p>Justification:</p> <p>The proposal is to develop hotel accommodation. There are two options presented, option 1 is for an 80 bedroom hotel with 81 car parking spaces. Option 2 is for a 94 bedroom hotel with 68 car parking spaces.</p> <p>The proposed site is not at risk from flooding, has little exposure, no issues with drainage, and there is no loss to the built or natural environment. It also sits out with the airport public safety zone but it does lie within 57dB LEQ contour of Aberdeen Airport.</p> <p>The site sits within land zoned as ‘Business and Industrial Land’, which allows for Use Class 4, 5 and 6. The proposer requests that policy 68 of the Aberdeen Local Plan relating to Business and Industrial Land is amended to allow hotel use.</p> <p>As the BP Forties pipeline (outer zone) sits just to the north west of the site an assessment would have to be carried out to determine suitability and safety of development.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site sits on a flat piece of ground and it is relatively protected from winds. The wind buffering around buildings may cause some issue.
Aspect	3	Flat site
Slope	3	Flat site
Flood risk	3	No risk of natural or man made flooding according to GGP or SEPA flood map.
Drainage	3	No risk of natural or man made flooding according to GGP or SEPA flood map.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings.
Natural Conservation	3	No loss or disturbance of wildlife or habitat species.
Landscape Features	3	No loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	3	Development would be unobtrusive in the surrounding landscape.
Relationship to existing settlement	3	Development would be well related to existing settlement to the north and east.
Land Use Mix / Balance / Service Thresholds	2	Development of hotel would contribute towards a better mix and balance of land uses, and would help to support the businesses in the area and the airport. Land use is predominantly business and industrial, no residential development in the area.

Accessibility	2	Direct access to bus network within 400-800m.
Proximity to facilities - shopping / health / recreation.	2	There are no community facilities within the area, however, people using hotel services may not require these facilities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are limited footpath and cycle links to community facilities in close proximity.
Proximity of employment opportunities.	2	This development would provide employment opportunities for the surrounding area.
Contamination	3	No contamination or waste present.
Land Use Conflict	2	No conflict with AWPR. Site lies within 57dB LEQ contour of Aberdeen Airport.
Physical Infrastructural Capacity	3	All services present.
Service Infrastructure Capacity	3	Not required or affected by hotel development.
Other Constraints	1	BP Forties pipeline (outer zone) sits just to the north west of the site. An assessment would have to be carried out to determine suitability and safety of development.

SITE NUMBER: 1/914		NAME of SITE: Land South West of Gillahill	
Proposer: Mr Graham Edgar on behalf of Mr Doug Strachan			
Nature of the proposal: Residential Development			
Checklist Score: 46	Constraints		SEA -/+
Recommendation: Undesirable			
<p>Justification:</p> <p>Access to shopping, community facilities and employment areas is relatively poor, although there is a good range of core paths and a cycle route close by. The school capacity at Kingswells Primary would not be able to accommodate pupils from a development of this scale.</p> <p>This site occupies the highest land to the east of Kingswells. The hill is part of the green wedge of land that separates Kingswells and Sheddocksley. Because of its height and position at the top of a hill, development here would be visually intrusive and would compromise the separate identity of the two communities.</p> <p>The site should therefore be classed as undesirable for landscape, accessibility and school capacity reasons.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site adjoins the south-eastern edge of the built up area of Kingswells and lies to the west of a landmark known as Newpark Hill. It is fairly high and exposed, although existing development to the west and north and tree belts to the north may offer limited protection.
Aspect	2	Generally, the southern section faces south west and the northern section faces north.
Slope	3	The site falls approximately 20m from the south east to the north east with a slope of around 1:20. Steep sections in the southern section of the site.
Flood risk	3	The SEPA flood map shows that there is no flooding close to this site.
Drainage	3	No visible signs of water logging or poor drainage.
Built / Cultural Elements	3	There are no listed buildings or historic features within the site.
Natural Conservation	3	There are no designated sites or TPO's on or close to the site. The land is arable and apart from the occasional boundary tree, there is little of biodiversity interest.
Landscape Features	2	The site is open farmland with stone walls marking the site boundary and separating fields within the site. This open nature is an important element in maintaining a degree of visual separation between Kingswells and Aberdeen.
Landscape Fit	1	This site occupies the highest land to the east of Kingswells. The hill is part of the green wedge of land that separates Kingswells and Sheddocksley. Because of its height and position at the top of a hill, development here would be visually intrusive and would compromise the separate identity of the two communities.
Relationship to existing settlement	3	The site is adjacent, and reasonably well related to Kingswells.
Land Use Mix / Balance / Service Thresholds	1	A residential use is proposed in a largely residential area.

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Accessibility	2	The Kingswells Park & Ride route 41 operates between Kingswells and Bridge of Don P&R via Aberdeen City Centre as well as the 14 Kingswells to the ARI via City Centre. These services operate around 460m from the site.
Proximity to facilities - shopping / health / recreation.	1	Kingswells Neighbourhood Facilities – 1603m Medical facilities – 1km Kingswells Primary School – 1044m Bankhead Academy – 5508m
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Reasonable range of core paths – path 31 is adjacent to the site and 29 and 91 close by. Cycle path available on the Lang Stracht to the south.
Proximity of employment opportunities.	2	Nearest existing employment area is at Mastrick on the Lang Stracht – around 3km away. Proposed employment land at Home Farm Kingswells is around 1km away to the south west.
Contamination	3	No known contamination issues.
Land Use Conflict	3	No issues likely from a residential development.
Physical Infrastructural Capacity	1	This is a large site which could accommodate 300-400 houses. Bankhead Academy would have ample capacity but will come under pressure due to other development in the area. The capacity at Kingswells Primary has been reduced to 450. Even if no other development occurs in Kingswells, the primary could not accommodate pupils from this level of development. However, due to the other preferred options identified there, there would be no spare capacity for this development.
Service Infrastructure Capacity	2	Not known - but it should be possible to extend utilities into the site given its proximity to Kingswells
Other Constraints	3	None

SITE NUMBER: 1-91		NAME of SITE: Gillahill Croft	
Proposer: William E McIntosh			
Nature of the proposal: Residential Development			
Checklist Score: 44	Constraints		SEA -/+
Recommendation: Undesirable			
<p>Justification:</p> <p>This site is fairly high and exposed and faces north east. Access to shopping, community facilities and employment areas is poor, although there is a good range of core paths and a cycle route close by. There would be no school capacity at Kingswells Primary if the preferred development options in its catchment go ahead.</p> <p>The site is around half way between the two residential areas at Kingswells and Sheddocksley and is part of the green buffer which separates the two. Because of its height and position close to the top of a ridge, development here would be visually intrusive. The promoter has indicated that this site would be seen as an extension to proposed development at Gillahill. Even if development at Gillahill went ahead, this proposal would form an incongruous spur to the south east which would be more remote from the main body of the settlement at Kingswells. In the absence of Gillahill, this proposal would not relate to any settlement and would appear to be sporadic and isolated development in the countryside.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site sits between Fernhill and Newpark hill and is fairly high and exposed. Tree belts to the north may offer limited protection.
Aspect	1	The site largely faces north east
Slope	3	The site falls approximately 10m from the south west to the north east with a slope of around 1:26
Flood risk	3	The SEPA flood map shows that there is no flooding close to this site
Drainage	3	No visible signs of water logging or poor drainage
Built / Cultural Elements	3	There are no listed buildings or historic features within the site
Natural Conservation	3	There are no designated sites or TPO's on or close to the site. The land is arable and apart from the occasional boundary tree, there is little of biodiversity interest.
Landscape Features	3	The site is open farmland with stone walls marking the site boundary and separating fields within the site.
Landscape Fit	1	The site is around half way between the two residential areas at Kingswells and Sheddocksley and is part of the green buffer which separates the two. Because of its height and position close to the top of a ridge, development here would be visually intrusive.
Relationship to existing settlement	1	The promoter has indicated that this site would be seen as an extension to proposed development at Gillahill. Even if development at Gillahill went ahead, this proposal would form an incongruous spur to the south east which would be more remote from the main body of the settlement at Kingswells. In the absence of Gillahill, this proposal would not relate to any settlement or would appear to be sporadic and isolated development in the countryside.

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Land Use Mix / Balance / Service Thresholds	2	Although the precise scope and nature of development is unclear, there are no proposals for anything other than an expansion to Gillahill. The site could contribute to the balance of housing and attracting new services in the local area
Accessibility	2	The Kingswells Park & Ride route 41 operates between Kingwells and Bridge of Don P&R via Aberdeen City Centre as well as the 14 Kingswells to the ARI via City Centre. These services operate around 460m from the site.
Proximity to facilities - shopping / health / recreation.	1	Kingswells Neighbourhood Facilities – 1758m Sheddocksley Neighbourhood Facilities – 1792m Medical facilities – 1.4km Kingswells Primary School – 2038m Bankhead Academy – 6582m
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Good range of core paths – paths 29 and 45 adjacent to the site and 46 close by. Cycle path available on the Lang Stracht to the south.
Proximity of employment opportunities.	1	Nearest employment area is at Mastrick on the Lang Stracht – around 2.5km away. Proposed employment land at Home Farm Kingswells is a similar distance away to the south west.
Contamination	3	No known contamination issues.
Land Use Conflict	3	No issues likely from a residential development.
Physical Infrastructural Capacity	1	The site is approximately 6ha which at 30 dwelling per hectare could generate up to 180 houses. Bankhead Academy would have ample capacity but will come under pressure due to other development in the area. The capacity at Kingswells Primary has been reduced to 450. If no other development occurs in Kingswells, the primary could possibly accommodate development. However, due to the other preferred options identified there, there would be no spare capacity for this development.
Service Infrastructure Capacity	2	Not known - but it should be possible to extend utilities into the site
Other Constraints	3	None

SITE NUMBER: 2/225 – Extension to Site 3/01		NAME of SITE: Land at West Hatton, Kingswells	
Proposer: Knight Frank LLP			
Nature of the proposal: Employment land (i.e. business park)			
Checklist Score: 48	Constraints? Pipeline, DWS, Ancient woodland, WPR	SEA? -/+/0	
Recommendation: Possible, but only to the east of the WPR (related to 3/13 and 3/07)			
<p>Justification: This site forms part of a larger area of land proposed for a business park. Site is currently zoned as Green Belt and is approximately 12.3 ha in size. This site, although scored individually, should be considered against the wider site 3/01.</p> <p>This site is predominantly south-west facing, it is at no risk of flooding and it is freely draining. A business park development on this site would contribute significantly to a better mix and balance of land uses in the area and would have the potential to create significant employment opportunities for nearby residents of Kingswells and Westhill (this would be even more significant should this development be linked into 3/13 and 3/07).</p> <p>Development of the eastern section of the site may be appropriate (to the east of the AWPR) as this could be incorporated with development at 3/13 and 3/07. Development to the west would be severed by the AWPR route and more isolated. This area, and the land required for the AWPR should not be zoned for development.</p> <p>The western half of site has BP Forties and Shell Natural Gas Liquids pipelines underneath it. Inner, Middle and Outer zones of Shell Natural Gas Liquids pipeline are present. Again, for development to be possible, these issues would have to be addressed appropriately.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds provided by existing tree belt and slope.
Aspect	3	Site is predominantly south-west facing.
Slope	2	The western section is relatively flat and the eastern section is gently sloping towards the south west and steep in places. There is a slope gradient of approximately 1 in 8 running from north to south along the western edge of the site.
Flood risk	3	No risk of natural or man made flooding according to SEPA flood risk map and GGP.
Drainage	3	Very small area of western section with possible drainage issues, but no waterlogging - this land will be affected by AWPR. Otherwise, site appears to be freely drained.
Built / Cultural Elements	3	There is a Category C Listed Building Kingswells House situated approximately 250m to the east of the site.
Natural Conservation	2	An area of approximately 1.3 ha of Priority Habitat adjoins the southern boundary of the site as well as approximately 2000 square metres of Priority Habitat within the north east section of the site.
Landscape Features	2	The site is open farmland. Development in this location could affect group of trees in the north eastern section of the site, the tree belt to the east and group of trees to the south east of the site boundary.
Landscape Fit	2	Employment development on this site would intrude on the surrounding landscape. To the west of the car garage there are open views across the site from the A944 and development would be very visible when driving along this road from both directions. The site and surrounding landscape provide a buffer between Kingswells and Westhill. WPR will change the character of this area but it may be desirable to contain development to the east of that as it would provide an obvious boundary which prevents sprawl and coalescence with Westhill – as there are no other obvious boundaries that could be used.
Relationship to existing settlement	2	This site is unrelated to any existing settlement, but the southern boundary skirts around a car garage and petrol station. Both Kingswells to the east and Westhill to the west are not linked or related to this site at the moment however other Preferred Options sites (3/13 and 3/07) could integrate well with this site.

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Land Use Mix / Balance / Service Thresholds	3	Business uses in this location would complement the adjoining preferred options sites which have also been identified for business use. This would contribute to the balance of land uses as existing settlement of Kingswells is predominantly residential.
Accessibility	2	The Accession software indicates that this site is over 1km away from any bus stops, although better links could be made to Kingswells Park & Ride site. These services operate around 580m from the site. There is access to major road network at the southern boundary of the site.
Proximity to facilities - shopping / health / recreation.	1	As it is proposed that this site be developed for employment this site would be considered as a destination rather than an origin of trips. The Accession software indicates that over 4500 existing households from the Aberdeen Housing Market Area can access this site within a 30minute public transport journey time (Mon 7am-9am). Kingswells Neighbourhood Facilities – 1603m Medical facilities – 1200km Kingswells Primary School – 1077m Hazlehead Academy – 3420m Bucksburn Academy – 4175m
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Proposed Core Path 91 – Westhill to Queens Road (along the A944) runs to the south of the site. Cycle route along the A944, although would need to be improved should new development be delivered.
Proximity of employment opportunities.	2	Development of a business park on this site would create significant employment opportunities for the residents of nearby Kingswells and Westhill.
Contamination	3	No known contamination or waste tipping present on or around this site.
Land Use Conflict	2	The proposed route of the AWPR cuts through the western section of the site from north to south.
Physical Infrastructural Capacity	3	Proposer indicates that the site has connections to all three utilities.
Service Infrastructure Capacity	3	As this development is non-residential, it would not put any extra pressure on school capacities.
Other Constraints	3	No other known constraints at this time.

SITE NUMBER: 2/232		NAME of SITE: Hayfield riding school	
Proposer: The Mackenzie Club			
Nature of the proposal: A hotel and conference centre, 50 timeshare and 50 residential units			
Checklist Score: 39	Constraints: R Dee SAC, District Wildlife Site, Woodland		SEA: +/-
Recommendation: Undesirable			
Justification:			
<p>Both sites are unrelated to the existing residential areas at Hazlehead and Craigiebuckler and remote from public transport.</p> <p>The Hayfield Riding School site contains traditional and contemporary agricultural buildings associated with the riding school. Surrounded by woodland and the Hazlehead golf course, the riding school is functionally related to the area. The loss of the riding school in this location would be unfortunate, given how well it relates to the area. The proposal to develop a hotel and conference centre on the site of the riding school has the potential to relate well to the recreational function of the area and create an asset for the city, but the relationship between the proposal and wider area is unclear. There significant accessibility constraints to the site, and the combination of increased development and the improvements required for the local roads in Hazlehead Park will erode the rural identity of the area and blur the distinction between rural and urban that exists there. This will compromise the landscape setting of the area.</p> <p>The development of the undeveloped fields adjacent to Dobbies would significantly change the character of the site, although, due to the secluded location of the site, the impact of this change in character would only be experienced locally. A residential development of the scale proposed would create a car-dependent new development in a rural area surrounded by a sensitive habitat. The additional traffic generated is likely to require widening of Hazledene Road, which would entail felling of mature trees.</p> <p>The extra traffic and development from both of these proposals is likely to erode the quiet recreational experience of what is essentially a country park. The recreational function of Hazlehead Park and the contribution it makes to landscape setting means that it should remain as green belt.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site of Hayfield riding school is fairly flat, but does contain some boundary trees, though mostly to the west, south and east. The fields adjoining Dobbies Garden Centre (hereafter 'the fields') are also fairly flat, but are surrounded by woodland.
Aspect	3	Both sites are not obviously 'facing', though the site of Hayfield riding school has a shallow southerly slope.
Slope	3	The site of Hayfield riding school slopes towards the south (with a 15 metre difference in levels), but due to the length of the site this is a very shallow slope (1:24). The fields are fairly flat, with variations in levels less than 10 metres. The fields are highest in the middle and slope downwards towards the north and south.
Flood risk	3	No risk identified on SEPA's indicative maps and Council's historical data.
Drainage	2	Towards the south of the Hayfield riding school site there is some boggy ground associated with a jumping pond feature in the small course laid out for the horses and a leaking trough. There is also some pooling of water at the south of the site associated with drainage of the site. The school appears to be on a private sewer. The fields are freely drained.
Built / Cultural Elements	2	The Hayfield riding school site contains a U-shaped traditional granite agricultural steading used currently as stables; a small farmhouse associated with the steading still in residential use; several more modern agricultural sheds and barns. The site is surrounded by drystone walls. Adjacent the steading is the documented location of a Horse Gang, named Westwood (Sites and Monuments Record NJ80SE 0367). The fields are surrounded and bisected by drystone walls. To the west of the site lie some upstanding earthworks associated with surrounding field clearance.
Natural Conservation	2	Apart from the buildings in the middle of the Riding school site, the site contains neutral grassland, laid out in a paddock to the north and a small exercise course to the south. The western perimeter of the Riding School site, containing mature broadleaf trees, is listed as a priority Habitat in the North East Local Biodiversity Action Plan, and there is a cluster of Wych Elm (an Action Plan species) at the north eastern edge of the site. The north eastern perimeter contains a row of mature conifers. Den Wood District Wildlife Site is located to the south of the Riding School and surrounds all but the eastern perimeter of the fields. Den Wood contains ancient woodland and NELBAP priority habitats. Although both sites are not contained within the District Wildlife Site, they will both play a functional role in supporting it, due to their proximity, particularly in the case of the paddock. Drainage from both sites will flow into tributaries of the River Dee, which is a Special Area of Conservation.

Landscape Features	2	The landscape character of this area of Aberdeen is predominantly Wooded farmland, and the sites in question fall well into that typology - open fields surrounded by woodland. The riding school site contains some built elements of an agricultural appearance. It is unclear from the proposal what interventions are being proposed, but it is very likely the open character of each site would be changed and there would be some disturbance of linear features. But the disturbance is likely to be far higher in the case of the fields.
Landscape Fit	1	Each site is secluded, and hidden from major viewpoints. Given that the riding school is dependent on the surrounding woodland and bridleways, and the character of its buildings are agricultural, the riding school sits well in the surroundings. The development of a hotel and conference centre on the site of the riding school could, if sensitively designed to relate well to the surrounding woodland and golf course, sit comfortably within the site. However, there is no detail given in the proposal as to how the hotel would relate to its surroundings. It is likely that the combination of increased development and the improvements required for the local roads in Hazlehead Park will erode the rural identity of the area and blur the distinction between rural and urban that exists there. This will compromise the landscape setting of the area. This would also apply in the case of the fields, where local landscape impact would be significant given its open and rural character.
Relationship to existing settlement	1	The current use of the riding school site is unrelated to the settlements of Craigiebuckler and Hazlehead to the east. The proposal for 50 timeshare units and 50 residential units implies a more permanent residential use less related to the recreational context. As the fields are currently undeveloped, this residential development would effectively be a new settlement, as the fields are unconnected to Craigiebuckler and Hazlehead.
Land Use Mix / Balance / Service Thresholds	1	This area already contains a considerable mix of uses – agricultural (Riding school, grazing), recreational (Riding school, woodland walks and rides, golf), retail (garden centre), and residential to the east.
Accessibility	1	These are the closest facilities to the riding centre, along with distances and travel times: Over 2 km to the nearest bus stop These are the closest facilities to the fields, along with distances and travel times: Around 2 km to the nearest bus stop
Proximity to facilities - shopping / health / recreation.	1	These are the closest facilities to the riding centre, along with distances and travel times: Neighbourhood Shopping Centre (Hazlehead Avenue) 28 mins, 2.5 km These are the closest facilities to the fields, along with distances and travel times: Medical Practices (Cults Medical Group) 27 mins, 3 km Neighbourhood Shopping Centre (Hazlehead Avenue) 25 mins, 2 km Primary School (Hazlehead/ Airyhall) 25 mins, 2 km Secondary School (Hazlehead Academy) 21 mins, 1.6 km

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Direct footpath / cycle connection to community and recreation facilities and resources.	3	In addition to the riding school facilities and golf course, there is a wide choice of footpaths and cycle routes around each site for recreational use and travelling to the closest facilities.
Proximity of employment opportunities.	1	The fields are 2.5 km from Rubislaw Specialist Employment Area and the Macaulay.
Contamination	3	No record of contamination on either site.
Land Use Conflict	3	No expected conflicts aside from potential wildlife disturbance from development of the fields.
Physical Infrastructural Capacity	1	Access to both of the sites presents a problem. Hazledene Road is currently a poor road which is only capable of low traffic volumes and therefore this would be a constraint. Widening the road would only be possible through felling mature trees. The sites would also require connection to the public sewer.
Service Infrastructure Capacity	3	Hazlehead Academy capacity is 1008 and is likely to have space for around 50 pupils in the future. A development of 50 houses in this area would likely generate demand for 5 places. Hazlehead Primary capacity is 306 pupils, and will have space for around 50 additional pupils, which would cater for 10 places arising from a development of this size.
Other Constraints	1	The extra traffic and development from both of these proposals is likely to erode the quiet recreational experience of what is essentially a country park. This recreational element is an important and legitimate green belt function.

SITE NUMBER: 10-02		NAME of SITE: Dobbies Garden Centre	
Proposer: Dobbies Garden Centre Plc			
Nature of the proposal: Potential Redevelopment Opportunity of up to 100 houses			
Checklist Score: 44	Constraints? District Wildlife Site, Woodland		SEA +/-
Recommendation: Undesirable			
<p>Justification:</p> <p>The development proposed is for up to 100 houses. 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 were made to this road which would likely result in damage and loss of many natural conservation features such as stone walls and trees. The developer states that a normal 100 house development would create fewer trips per day than the garden centre does at present and therefore Hazledene Road would be suitable. However it is still thought that major road improvements would have to be made before any development occurred. Roadside trees could be lost. The combination of increased development and the improvements required for Hazledene Road will erode the rural identity of the area and blur the distinction between rural and urban that exists there. This will compromise the landscape setting of the area. An alternative access is shown breaking through the woodland at Denwood and this arrangement will compromise its biodiversity and recreation value.</p> <p>The site is surrounded by Denwood District Wildlife Site which is used for informal recreation and is part of the wider setting of Hazlehead Park. As such the site and the surrounding woodland contribute to recreation and landscape setting. The woodland also provides a strong and logical green belt boundary and green backdrop which contains proposed development at Hazledene. The area should therefore remain as green belt.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	The site is very well sheltered through mature trees surrounding the whole site
Aspect	2	Developer states within the submission that the site is north facing, however from site visits and contour maps it is felt that the site is actually relatively flat with a slightly east facing.
Slope	3	The site is mostly flat with a slight change in slope from 115 metres in the far north west corner of the site to a low of 90 metres in the south east corner of the site. This represents a gradient of 16 which is acceptable. As mentioned most of the site is flat, however there are some areas which would be unsuitable for development. To the south of the site there are some steep banks which would be undesirable for development.
Flood risk	3	According to SEPA flood maps there is no risk of natural or man made flooding. There is a small stream/burn which runs to the south of the site; however it is not thought that this would be likely to be a flood risk. There is also a pond in a central location of the site, however again this is small and would be extremely unlikely to pose a flood risk.
Drainage	2	The site was visited on a day after heavy rain; however it was still evident in several areas of the site that drainage was a problem. In the wooded areas to the east of the site the ground was evidentially soft and wet. Photos are available to support this claim. Most other areas of the site were freely trained i.e. the majority of land west of the pond.
Built / Cultural Elements	2	There is the possibility that there is an archaeological find that may be important to note and could be disturbed following development at the site. A horse-gang is noted as being present north of the actual garden centre building. According to the city councils archaeology department, a horse gang is a horse mill which is associated with farming and is relatively important in relation to farming. Beckram Cottage lies to the north east of the site and is a dilapidated ruin.
Natural Conservation	2	There is a strong possibility that development within some areas of the site would cause a likely loss or disturbance of significant wildlife habitat or species. Within the site there are 4 priority habitats, 3 of them being in the South-west corner of the site and one being east of the pond within the site. The areas where the priority habitats are found are on relatively flat land, however the developer states that it is most likely that the majority of development will fall within the areas that are currently buildings, hard standing, conifer plantation and marshy grassland. It is also mentioned that the pond will be retained and a minimal amount of trees removed to develop the site. However the tree loss is not quantified and plans show an access point breaking through the woodland from Hazledene. This is a District Wildlife Site.

		The site also has several other natural conservation features. Ancient and semi-natural woodlands run within and outwith the boundary from the south-west corner until a central north point of the site boundary. The eastern most tip of the site is densely populated with trees which are included within the Ancient and semi-natural woodlands. This is also true on the north west tip of the site. Another natural conservation feature of the site is that it is part of the Den Wood District Wildlife Site. Similarly it follows the boundary of the site and also encroaches into the site itself in an almost identical pattern to the Ancient and semi-natural woodlands. In addition to this, development at this site could require that Hazledene Road is upgraded and this would only be possible with the removal of trees in order to widen the road.
Landscape Features	2	The development has been specified to be no more than 100 housing units and it would replace the current garden centre which has no real importance as a building then there would not be too much detriment. Although it is claimed that a minimal amount of trees will be removed to develop the site, this is not quantified. The perimeter woodland contributes to the amenity of the area which is a significant and valuable part of the setting of the city.
Landscape Fit	2	Although the site appears well contained by woodland, there is a definite change of character from suburban to rural in this area when travelling west along Hazledene Road. A housing development would require road widening, footpaths and street lighting which would extend these urban characteristics into the rural area. Roadside trees could be lost. The combination of increased development and the improvements required for Hazledene Road will erode the rural identity of the area and blur the distinction between rural and urban that exists there. This will compromise the landscape setting of the area.
Relationship to existing settlement	1	Currently it is thought that development at this site would be unrelated to existing settlement. The site is along Hazledene Road and is relatively rural with woodland, parkland and a horse riding centre within 250metres of the site. Even if development occurs at Hazledene to the south of Dobbies Garden Centre, the site will be separated from the existing settlement by the intervening woodland cover. This woodland serves to contain the northern extent of development at Hazledene and provides a strong green belt boundary.
Land Use Mix / Balance / Service Thresholds	2	The developer has now given information regarding potential development at this site. A development of up to 100 houses would provide some land use mix as the area is currently surrounded by leisure pursuits, further residential and some employment land at the Macaulay Institute.
Accessibility	2	Direct access to public transport networks 783m away and on average a 9.7minute walk. (frequency of 6 buses an hour. The road access to the site is particularly poor.
Proximity to facilities - shopping / health / recreation.	2	There are a limited range of facilities available within 800metres of the site. In relation if the site was to be used for employment land then there are 12921 within the urban and rural parts of Aberdeen within a 30 minute public transport journey time (Monday 7am to 9am).

Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of cyclepath connections to other communities, recreation and employment facilities. Footpaths are better and connect the site with several communities. The core paths plan envisages connections with several nearby communities, employment and recreational facilities.
Proximity of employment opportunities.	2	There are limited employment opportunities within 1.6km of the site. The Macaulay Land Research Institute is within this the circumference. Hill of Rubislaw is also on the periphery of the circumference. Apart from these two employment areas there are few other opportunities.
Contamination	2	As a vast majority of the site has been used in the past as a garden centre/nurseries/growing area then it is possible that some mild ground contamination has occurred.
Land Use Conflict	2	Some expected conflict with other uses on the site. There is currently a landscaping and machinery centre present.
Physical Infrastructural Capacity	2	Some constraint to infrastructural capacity. It is not thought that facilities such as gas, electricity and water will not be a problem, however access to the site itself may cause a problem. Hazledene Road is currently a poor road which is only capable of low traffic volume and therefore this would be a constraint. The developer details that the road will actually have less traffic generated from 100 houses maximum compared to the garden centre. However improvements will still have to made to the road as it is not capable of carrying the traffic load that it currently does and there are no pavements for pedestrians to walk on.
Service Infrastructure Capacity	3	As there are proposed to be 100 houses maximum built on the site there would be adequate capacity in the local schools for this. Hazlehead Academy capacity is 1010 and is likely to have space for around 50 pupils in the future where the development would generate 10 extra pupils. Hazlehead Primary capacity is 415 pupils, with actual numbers being around 248 over the future and therefore there would be significant space for the 20 further pupils the development would generate. It should be noted that Hazlehead Primary will be replaced in 2010 by a school with a reduced capacity of 306.
Other Constraints	3	The surrounding woodland at Denwood is used for informal recreation and is part of the wider setting of Hazlehead Park.

SITE NUMBER: 1-27		NAME of SITE: Holemill Peterculter	
Proposer: Mr Yul Thomson			
Nature of the proposal: 28 Houses			
Checklist Score: 45	Constraints?	SEA? 0/-	
Recommendation: Undesirable			
<p>Justification:</p> <p>The southern edge of the site is around 780 metres from the northern edge of Peterculter. Despite the presence of the caravan park, development here will appear sporadic and isolated from the main built up area of Peterculter. 28 houses remote from the village centre is unlikely to support services there or be large enough to support any of its own. The site is remote from public transport, core paths, services and facilities and employment areas. Any development here will therefore be remote, disjointed and car dependent and should therefore be regarded as undesirable.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	Rising ground to the north and woodland to the north and west provides reasonable shelter.
Aspect	3	South west facing
Slope	3	Gentle slopes from north east to south west of between 1:22 to 1:25
Flood risk	3	The Culter Burn is liable to flood but the closest edge of the site is around 50m from the burn which in turn, flows well below the site.
Drainage	3	No evidence of poor drainage on site – gentle and even slopes should aid this.
Built / Cultural Elements	3	There is no evidence of historic buildings or features on site.
Natural Conservation	3	Site is next to the Culter Burn District Wildlife Site which in turn is part of the River Dee SAC. The same area is also covered by TPO81. There is nothing of significance on the site itself however.
Landscape Features	3	Appears to be little of interest on site. Small boundary stone wall next to the road and post and wire fences.
Landscape Fit	1	The site lies within landscape character area 20, Anguston, Leuchar and Easter Ord and is regarded as open farmland. Settlement here is generally small scale and scattered, although the caravan park to the south of the site is a significant feature in the immediate area as is the woodland at Culter Burn. It can be seen from the busy Peterculter to Westhill Road which sits above the site. There are longer distance views to the A93 North Deeside Road.
Relationship to existing settlement	1	The southern edge of the site is around 780 metres from the northern edge of Peterculter. Despite the presence of the caravan park, development here will appear sporadic and isolated from the main built up area of Peterculter.

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Land Use Mix / Balance / Service Thresholds	1	28 houses remote from the village centre is unlikely to support services there or be large enough to support any of its own.
Accessibility	1	Nearest frequent bus stop is over 1km away on North Deeside Road (No.19 Tillydrone to Culter).
Proximity to facilities - shopping / health / recreation.	1	<ul style="list-style-type: none"> • Nearest District Centre is Culter – 2240m • Culter Primary – 2525m • Cults Academy – 8239m No other facilities within 800m.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	The nearest core path is number 52 Bucklerburn Road some 790m away. The nearest cycle path is over 2km away on the North Deeside Road.
Proximity of employment opportunities.	1	There are no employment areas within 1.6km – the nearest are at Westhill over 4km away
Contamination	3	No known contamination issue on site
Land Use Conflict	3	Residential use unlikely to conflict with adjacent uses. Site lies just outside the Pipeline Notification Zone.
Physical Infrastructural Capacity	2	Proposed indicates water connection possible and close to electricity and gas. Sewage connection unknown.
Service Infrastructure Capacity	3	There is sufficient capacity to accommodate pupils from this site at both Culter Primary and Cults Academy
Other Constraints	3	No other known constraints.

SITE NUMBER: 2/152		NAME of SITE: Peterculter Burn	
Proposer: Fraser Gordon			
Nature of the proposal: 19 environmentally friendly houses, hydro electric scheme, fish pass, Culter Boys Club football pitch, changing facilities and paths			
Checklist Score: 45	Constraints? DWS, TPO, SAC, Potential contamination	SEA? +	
Recommendation: Undesirable			
<p>Justification: The positive aspects of this scheme are:</p> <ol style="list-style-type: none"> 1. The majority of the site is a brownfield site with no real use (currently used for unauthorised motocross) and therefore the high quality development will improve this. 2. The developer has proposed to develop a pioneering Hydro Electric Scheme that would power the new development and also supply electric to the overall grid. 3. The developer has proposed entering into an agreement to donate £275,000 to the Culter Boys Club to provide new changing facilities, car parking and other potential upgrades for the football club. 4. The developer has also released land to the Culter Boys Club which has enabled them to increase their pitch size to the recognised standard and help them to qualify for Government funding. 5. The site is mainly south-facing 6. It is not thought the development would affect any built/cultural elements. 7. The development would create new pathways connecting Peterculter and the surrounding area. <p>Some negative aspects that may make the development undesirable would be:</p> <ol style="list-style-type: none"> 1. Potential harm to the DWS, TPO area and the River Dee SAC. 2. Contamination Aspects 3. Some potential flooding issues. 4. Geomorphologic issues – ground movement/stability 5. Landscape Fit <p>This is an interesting scheme with some positive aspects in terms of its carbon neutrality and its contribution to recreation and biodiversity. However, although the low carbon characteristics of the housing proposed here are acknowledged, the possible quality and character of housing that could be built on site should not determine policy designations in a local development plan. There is potential harm to the district wildlife site, tree preservation order area and potential flooding and ground movement issues that may require mitigation. This is a prominent site that can be viewed from the main gateway into Aberdeen at Peterculter. Other preferred sites are considered to be better options.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The site has some shelter from northerly winds through topography and vegetation to the north of the site. Some central areas of the site are relatively exposed
Aspect	3	The site is mainly south-facing.
Slope	2	It has been indicated from the site plan that the site is relatively flat in most places where development is due to take place. Some landscaping will obviously have to be made to accommodate development in some areas; however this does not look to be greater than 10% of the site.
Flood risk	1	From looking at SEPA indicative flood map and from site visits it is clear that there are areas of the site that are at considerable risk of flooding. From the site plan submitted by the developer it is not completely clear where several of the housing units will sit in comparison with the where the SEPA floodmap indicates a flood area. Therefore warranting a low score in terms of flooding.
Drainage	2	Similarly to flood risk, as the site plan is difficult to distinguish where the houses would be developed, it can not be said for certain if drainage will be a problem and therefore scores low. The northerly parts of the site had no issues with drainage, however areas further south did.
Built / Cultural Elements	3	It is not thought that there would be any major loss or disturbance of archaeological sites or vernacular buildings. On the sites and monuments there does show up an old farm, Cornyheugh, however this would be unlikely to affect future development.
Natural Conservation	1	The site scores poorly in terms of natural conservation. Culter Burn District Wildlife Site covers the site area; there are 3.4 hectares of Ancient Woodland to the east of the site. The site is also covered by the River Dee Valley and Culter Burn Special Area of Conservation (SACs). It is an area designated under the European Directive commonly known as the 'Habitats' Directive and is 405 hectares in area. A large are of the site is also covered by Tree Preservation Order 80 where the protection of these trees would be looked for – this has been indicated by the developer.
Landscape Features	2	Some potential loss or disturbance of woods to the site depending on the location of development.
Landscape Fit	2	With this site being visually prominent, development will undoubtedly intrude slightly into the surrounding landscape. However the developer has noted that this development will be highly sustainable with green roofs that will 'camouflage' the buildings into the surroundings. Along with a tree planting scheme of 3 trees planted for every 1 lost will mean a reduction in the negative impact the development may have on the landscape.
Relationship to existing settlement	3	Development will be related to Peterculter and nearby Malcolm Road.

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Land Use Mix / Balance / Service Thresholds	3	Development at this site would contribute to a good land use mix, give more balance and upgrade services. The developer has proposed for 19 houses of the highest environmental standard which has rarely, if ever, been proposed in Aberdeen, a hydro-electric scheme which would not only supply power to the homes but also contribute to the overall grid, a fish pass for salmon which would encourage greater biodiversity, new sports facilities for Culter Boys Club and new pathways accessing the woodlands.
Accessibility	2	The number 19 bus route takes in Malcolm Road which is less than 400m from the eastern edge of the site using one of the proposed access points given by the developer. Accessing the bus route from the Shoddy (current access) is between 400 and 800 metres away. Further detail will be obtained in the near future from our Accession software. Vehicular access may cause a problem. Access onto Malcolm Road from the Shoddy is poor and increasing the number of vehicles using this may cause traffic issues. Access through Cornyhaugh Road would be safer and favoured over the originally marked access via The Shoddy.
Proximity to facilities - shopping / health / recreation.	3	There are a significant number of facilities, shopping, health and recreation within 800metres of the site. The District Centre of Peterculter is 800metres from the site, there are the football facilities to the north of the site, core paths supplying walking facilities and the developer proposes new facilities for the Culter Boys Club which has a membership of around 300.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The site is relatively well connected in terms of footpaths. The site does lack more footpaths and cycle paths, however the developer does propose a new pathway opening access to surrounding woodlands which would improve this significantly.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site, the nearest being Westhill. The developer has however said that there will be high speed data connections in each home which will make working from home easier.
Contamination	1	As 65% of the site is a former tip there will be significant contamination issues, however development would remediate this and re-use a brownfield site. The developer has quoted that if it is required they will include risk assessments and the necessary studies to make sure the site is safe for development and living.
Land Use Conflict	3	There is no expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	There is no expected constraint to infrastructural capacity. The development will supply its own electricity, have SUDS and there will be no problems with connection to public water mains. The development will also use low quantities of water with recycling and sustainable methods being used in the development.
Service Infrastructure Capacity	3	No constraint expected to service infrastructure capacity. Cults Academy has capacity for the 4 extra pupils the development is likely to produce and Peterculter Primary School has ample capacity for the 4-5 pupils likely to be generated. However the overall picture for the area has to be taken into consideration with other larger sites likely to be developed in the Deeside corridor.
Other Constraints	3	

SITE NUMBER: 2-194		NAME of SITE: Cobblestock Peterculter	
Proposer: Shivas Trust/D Gray & Others			
Nature of the proposal: Residential Development on approximately 12ha			
Checklist Score: 48	Constraints? River Dee SAC, District Wildlife Site, Flooding	SEA? +/-	
Recommendation: Undesirable			
<p>Justification:</p> <p>The main advantage of this site is that it sits reasonably well in the landscape and is close to Peterculter village centre with its associated services and facilities. There are flooding and drainage issues on parts of the site but much of it sits above the flood plain. Development would also have to be sensitive to the River Dee and Peterculter Burn which are a SAC. Schooling accommodation should not be an issue if this site were to be developed in the absence of other developments on Deeside. However, should the other Main Issues Report preferred options go ahead, there would be no spare capacity at Cults Academy.</p> <p>A major issue is that road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate. It is felt that, despite some strengths, the other preferred development options for the Deeside corridor would be preferable to this one as they would have fewer such constraints.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	Located on the River Dee valley floor with rising slopes to the north and south and trees to the north offering protection.
Aspect	3	Generally southern facing.
Slope	3	Gentle undulating slopes across the site
Flood risk	2	The site is located close to the River Dee and between the Culter Burn to the north and Temple Burn to the south. SEPA's flood map shows all these watercourses liable to flood around the fringes of the site. November 2002 flood event encroaches onto the north east of the site. Nevertheless, much of the site sits above the flood plain.
Drainage	2	Standing water present opposite Bridge Cottage in the north west corner of the site and north of Barrhill House
Built / Cultural Elements	3	Some arrowhead and moulds found on site on the SMR record but no historic buildings or other monuments present.
Natural Conservation	2	Site is adjacent to Culter Burn – a district wildlife site and part of the River Dee SAC – the Dee itself is also close by.
Landscape Features	3	Site appears quite open and there are few trees or other features on site
Landscape Fit	2	The site is on the River Dee valley floor which primary landscape. It sits in a bowl which is relatively well hidden from wider distant views and roads. However, it is locally prominent from the Deeside Line, River Dee and is adjacent to Peterculter Golf course and views from these areas will be affected.
Relationship to existing settlement	3	Close to the village centre in Peterculter

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Land Use Mix / Balance / Service Thresholds	1	Low to medium density housing proposed – similar to existing housing stock in Peterculter. No other uses proposed.
Accessibility	2	Nearest bus stop is 836m away on the North Deeside Road (No 13 Tillydrone to Culter)
Proximity to facilities - shopping / health / recreation.	2	<ul style="list-style-type: none"> • Nearest District Centre is Culter – 519m • Culter Primary – 792m • Cults Academy – 6310m Nearest medical practice in Cults – 6310m
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a good range of core paths close by – numbers 66, 70 and 86 including the Deeside Line which is also a cycle path. The North Deeside Road is a cycle path into Aberdeen.
Proximity of employment opportunities.	1	There are no significant employment areas within 1.6km of the site.
Contamination	3	Evidence of quarrying use on the site from 1946 aerial – used as a sand pit around 1902 (on the highest point west of Barrhill). Unlikely to be a problem but should be noted.
Land Use Conflict	3	Close to the golf course but no significant effects are anticipated.
Physical Infrastructural Capacity	3	Developer has indicated that all utilities can be extended into the site.
Service Infrastructure Capacity	3	It is assumed that 12ha x 30 dwellings per hectare generates 360 houses. Capacity exists at both Culter Primary and Cults Academy to accommodate this number.
Other Constraints	1	Road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate.

SITE NUMBER: 2-156		NAME of SITE: Brides Ward, Culter House Road	
Proposer: Ryden on behalf of Sted Investments Ltd			
Nature of the proposal: Approximately 7 houses			
Checklist Score: 40	Constraints - DWS, ANCIENT/SEMI NATURAL WOODLANDS, CULTER HOUSE ROAD	SEA -	
Recommendation: Undesirable			
<p>Justification: The area was proposed to be developed for 7 new houses. It was thought to be undesirable for development for several reasons.</p> <ul style="list-style-type: none"> • The site is completely covered by Culter House Woods District Wildlife Site. • The site is covered by Ancient and Semi-Natural Woodland. • All trees within the site (polygon on GGP) are under Tree Preservation Order 189. • Brides Well is a Standing Structure listed under the sites and monuments record and is located slightly east of the centre point of the site. • Some potential loss of amenity to Culter House which is a category A listed building and also potential loss of amenity to the walled gardens, gazebo, doocot and gatepiers which are category B listed. • The site is well utilised by the local people for recreation. • Culter House Road is a narrow single track road that may be negatively affected by further traffic. • There are no significant employment opportunities within 1.6km of the site. • The site is part of the green buffer between Peterculter and Milltimber which contributes to maintaining their separate identity. 			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	The site is well sheltered from the surrounding trees and vegetation. Frost pockets may occur due to dense vegetation.
Aspect	3	The site is south-east facing.
Slope	2	General sloping trend with less than 10% of site with undulations.
Flood risk	3	SEPA flood maps indicate no risk of natural or man made flooding.
Drainage	2	Some small pockets of poor drainage next to the stream/well.
Built / Cultural Elements	2	Some potential loss of amenity to Culter House which is a category A listed building and also potential loss of amenity to the walled gardens, gazebo, doocot and gatepiers which are category B listed. BRIDES WELL is a STANDING STRUCTURE listed under the sites and monuments record and is located slightly east of the centre point of the site.
Natural Conservation	1	The site is covered by Ancient and Semi-Natural Woodland. The site is also inside the Culter House Woods District Wildlife Site. This is important as it is Birch woodland containing a good variety of woodland plants and birds. Wet areas are present along the burn which provides a habitat for wetland species with marginal vegetation where the canopy is more open. All trees within the site (polygon on GGP) are under Tree Preservation Order 189.
Landscape Features	1	Most likely a loss and disturbance of a significant number of features such as woods, tree belts, paths and stone walls that are present.
Landscape Fit	1	Development will intrude significantly into surrounding landscape. Development would require significant removal of trees and would be especially noticeable across the valley, diminishing the impression of space between the settlements.
Relationship to existing settlement	2	Development will only be partially related to existing settlement of Peterculter with poor access via Culter House Road
Land Use Mix / Balance / Service Thresholds	1	Development of housing would be unlikely to contribute to a better mix or balance of landuses, or provide the impetus for attracting facilities as the development is for only 7 houses.

Accessibility	2	BUCKLERBURN - CITY CENTRE NO.24 within 600m TILLYDRONE – CULTER NO.19 within 600m
Proximity to facilities - shopping / health / recreation.	1	There are no facilities within 800m of the site, the nearest facilities/services are between 1km and 1.5km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Good range footpaths and cycle connections to community and recreation facilities.
Proximity of employment opportunities.	1	There are no major employment opportunities within 1.6 kilometres of the site.
Contamination	3	No contamination or waste tipping present.
Land Use Conflict	2	Some conflict with adjoining land uses expected. There is a golf course to the east of the site and the site is a popular area for walking and recreation with people from Peterculter.
Physical Infrastructural Capacity	2	It is not thought that there would be any significant constraints on most physical infrastructure for the development of 7 homes.
Service Infrastructure Capacity	3	Culter Primary School has capacity to take the 2 extra pupils that the housing development would produce. In terms of secondary school places, Culter Academy would have some capacity to take the few extra pupils the development would generate. However the overall number of pupils for development in the area as a whole must still be looked at.
Other Constraints	2	More traffic on Culter House Road, which is a narrow single track road, would not be advisable.

SITE NUMBER: 2-181		NAME of SITE: Binghill Farm Milltimber	
Proposer: Mr W Donald c/o Halliday Fraser Munro			
Nature of the proposal: 44 to 66 houses on 4 hectares.			
Checklist Score: 46	Constraints?	SEA? +/-	
Recommendation: Undesirable			
<p>Justification:</p> <p>There are very few physical, topographical or natural constraints on this site.</p> <p>The site occupies rising ground to the north east of Milltimber. It sits well above Milltimber and the northern building line of the Deeside settlements which generally follows the 90m to 95m contour. Although the southern edge of the site adjoins Milltimber, most of the site is on rising ground some distance from the main built up area. The developer indicates developing the site alongside the Oldfold proposal. However, like existing development at Milltimber, development at Oldfold would mainly concentrate on the lower slopes leaving Binghill Farm somewhat disjointed.</p> <p>Most of the site would be a long walk from the bus route on North Deeside Road. Although local services, shops and facilities could be provided at Oldfold, much of Binghill would be over 800m from these up a slope and would once again, appear disjointed. School capacity is fine if this development takes place on its own. However, alongside the other preferred options on Deeside, this site could add further pressure to Cults Academy.</p> <p>It is acknowledged that the open space element is generous. However, due to landscape, distance and possible secondary schooling issues, there would be little else to gain from providing additional housing land to the preferred option at Oldfold which would in itself provide significant development and open space in the area.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	2	The land is quite high and exposed, although tree belts to the north and west may provide some shelter
Aspect	2	The site is mainly east facing.
Slope	3	The site falls from approximately 120m to 85m with an overall gradient of around 1:17.
Flood risk	3	There are no areas at risk of flooding nearby on the SEPA flood map.
Drainage	3	No evidence of poor drainage on the site visit.
Built / Cultural Elements	3	There are no historic buildings or elements on the site
Natural Conservation	3	There are no designated features on the site itself. TPO 125 is adjacent the south west corner of the site and TPO 118 (which is also Murtle Den District Wildlife Site) is next to the north east boundary of the site.
Landscape Features	2	There are tree belts on the northern boundary and along a field boundary to the north east. There are individual trees along the eastern boundary and more wooded areas to the west. The site itself is largely open. Stone walls along the boundaries and crossing the site are a significant feature. This is mentioned in the Landscape Character Assessment which refers to “a strong field pattern, generally formed by stone walls” in this area.
Landscape Fit	1	The site occupies rising ground to the north east of Milltimber and is in landscape character area 21 – Countesswells, Milltimber, Kennerty. This is regarded as wooded farmland. It sits well above Milltimber and the northern building line of the Deeside settlements which generally follows the 90m to 95m contour.
Relationship to existing settlement	2	Although the southern edge of the site adjoins Milltimber, most of the site is on rising ground some distance from the main built up area. The developer indicates developing the site alongside the Oldfold proposal. However, like Milltimber, development at Oldfold would mainly concentrate on the lower slopes leaving Milltimber Farm somewhat disjointed.

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Land Use Mix / Balance / Service Thresholds	2	Although there are references to helping deliver a local centre and employment land at Milltimber (in conjunction with Oldfold) there is only low density housing development planned. There is however, a substantial open space element which is presumably not currently available to the public.
Accessibility	1	Nearest frequent bus stop is over 1km away on North Deeside Road (No.19 Tillydrone to Culter).
Proximity to facilities - shopping / health / recreation.	1	<ul style="list-style-type: none"> • Nearest Neighbourhood Centre is Bielside – 3018m • Nearest District Centre is Cults – 4km • Milltimber Primary – 1389m • Cults Academy – 4206m No other facilities within 800m.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Paths 51, 89 and 72 are within 1km. Cycle routes on the A93 are 750m away from the southern boundary. Deeside Line is 1km from the site.
Proximity of employment opportunities.	1	No significant employment areas within 30 minute public transport journey time.
Contamination	3	No evidence of contamination on site.
Land Use Conflict	3	Low density residential development would have no significant impact on surrounding uses.
Physical Infrastructural Capacity	3	Not mentioned in the submission. However, given the proximity of Oldfold (who indicated all services were present) and Milltimber (where they are present) this should not present any insurmountable issues.
Service Infrastructure Capacity	3	There would be space in Milltimber Primary and Cults Academy for pupils from the number of houses proposed, assuming no other development take place.
Other Constraints	3	No other known constraints

SITE NUMBER: 1/855		NAME of SITE: Aberdeen Pumping Station, Cults	
Proposer: Halcrow Group Ltd			
Nature of the proposal: 15 flats			
Checklist Score: 56	Constraints Potential contamination	SEA +	
Recommendation: Desirable			
Justification:			
<p>The site is regarded as being desirable for development for the following reasons:</p> <ul style="list-style-type: none"> • Good physical aspects with the site unlikely to flood and it also has a relatively flat slope • No loss to natural heritage as well as no loss to landscape • Is very accessible and close to many services and facilities • The developer has indicated that the allotments will NOT be developed upon, • There is unlikely to be any issues with physical or service infrastructure capacity, and • Development would see the enhancement of a brownfield site and the built and cultural heritage. <p>There are some potential issues, they are:</p> <ul style="list-style-type: none"> • The lack of potential employment opportunities near to the site, and • Potential contamination issues – although this could be addressed prior to the development of the site. <p>Therefore, overall it is thought that this brownfield site would be suitable for development.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	The site is well sheltered from northerly winds by the existing development to the north of the site
Aspect	3	The site is south east facing
Slope	3	The site is relatively flat where development will take place
Flood risk	3	There is no flood risk at the site
Drainage	3	There is no evidence of poor drainage on the site
Built / Cultural Elements	3	There will be some impact on a site or monument of the Waterworks however, development is likely to improve the building through restoration.
Natural Conservation	3	There will be no impact on natural conservation as development will not take part of the site to the south which is designated as ancient woodland.
Landscape Features	3	There would be no loss to landscape features.
Landscape Fit	3	This development would fit well with the surrounding landscape
Relationship to existing settlement	3	Development would be well related to the existing settlement
Land Use Mix / Balance / Service Thresholds	2	The mixed use development would bring some land use mix to the surrounding area.

Accessibility	3	The site has good access opportunities
Proximity to facilities - shopping / health / recreation.	3	There is significant provision to facilities near to the site at Cults village centre
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very accessible regarding cycle and foot paths
Proximity of employment opportunities.	1	There are no significant employment opportunities near the site
Contamination	2	There is some medium contamination on the site due to the previous use of land as a waterworks – this would have to be addressed in any planning application.
Land Use Conflict	3	There will be no land use conflict due to the allotments being retained and parking provision maintained for the adjacent tennis courts.
Physical Infrastructural Capacity	3	There will be no issues with physical infrastructural capacity
Service Infrastructure Capacity	3	There will be no issues with service infrastructural capacity
Other Constraints	3	No other constraints

SITE NUMBER: 1-316		NAME of SITE: Inchgarth House	
Proposer: Craig Hawthorne			
Nature of the proposal: 6 houses			
Checklist Score: 46	Constraints? Woodland	SEA? 0/-	
Recommendation: Undesirable			
<p>Justification:</p> <p>This is a small site with few topographical constraints. It does however contain a listed building and the trees in and around the area are locally distinctive. This is part of the Dee Valley – a primary landscape intrinsically linked with Aberdeen. It is also part of the buffer between Cults and Garthdee. As such it contributes to the landscape setting of Aberdeen. On the other hand, if the trees were to be retained, they would help to screen the site from other viewpoints. Although there are buildings and groups of buildings throughout this area, to the south of Inchgarth/Garthdee Road they tend to be large buildings in very generous policies. A group of modern houses in this setting may appear incongruous. Although relatively close to bus routes (around 500m), the site is remote from shops and schools and may therefore be car dependent. It is considered that the preferred options already identified represent better development options than this site.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	Site sits on the lower part of the River Dee valley with rising ground to the north. It is completely surrounded by trees which provide good shelter.
Aspect	3	The site is south facing
Slope	2	Site has a fairly even gradient of around 1:12.
Flood risk	3	The site is close to the edge of SEPA's indicative flood map area but it sits well above the Dee valley floor and would be unlikely to flood.
Drainage	3	No issues
Built / Cultural Elements	1	The site contains Drumgarth Windmill – a Grade C listed building. Inchgarth House, which is close to the site is also listed. The original site of Drumgarth Windmill is on the south east border of the site. Boundary walls.
Natural Conservation	2	The nearest point of the site is around 150m from the River Dee SAC but the impact of 6 houses should not be significant. The site is surrounded by mature trees which must have biodiversity value which could be impacted if development is not handled well.
Landscape Features	2	The whole area is well wooded and there are substantial trees surrounding the site.
Landscape Fit	1	This is part of the Dee Valley – a primary landscape intrinsically linked with Aberdeen. It is also part of the buffer between Cults and Garthdee. As such it contributes to the landscape setting of Aberdeen. On the other hand, if the trees were to be retained, they would help to screen the site from other viewpoints. Although there are buildings and groups of buildings throughout this area, to the south of Inchgarth/Garthdee Road they tend to be large buildings in very generous policies. A group of modern houses in this setting may appear incongruous.
Relationship to existing settlement	2	The site lies between the built up areas of Cults and Garthdee, and although close to both settlements, is part of neither.

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Land Use Mix / Balance / Service Thresholds	1	Large detached houses in this area would make no significant contribution to a better land use mix.
Accessibility	2	The site is approximately 500m from the No1 Danestone to Garthdee and No13 Tillydrone to Culter bus routes
Proximity to facilities - shopping / health / recreation.	1	<ul style="list-style-type: none"> • Nearest District Centre is Cults – 1080m • Cults Primary – 3316m • Cults Academy – 2627m No other facilities within 800m.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are a good range of core paths nearby – numbers 65, 66 and 67 including the Deeside Line which is also used as a cycle path. The North Deeside Road is a cycle route and Garthdee/Inchgarth Road is regarded as a busy but useful route on the Aberdeen Cycle Map.
Proximity of employment opportunities.	2	Employment opportunities exist at RGU campus, the edge of which is around 500m from the site.
Contamination	3	None known on site
Land Use Conflict	3	No conflict anticipated from residential development.
Physical Infrastructural Capacity	3	Developer has made no indication but it is likely that all services are available close to the site.
Service Infrastructure Capacity	3	6 houses will have an insignificant impact on school rolls.
Other Constraints	3	None

SITE NUMBER: 2/195		NAME of SITE: Pitfodels Station Road	
Proposer: Ryden on behalf of Mr. Eric Yule			
Nature of the proposal: Housing			
Checklist Score: 42	Constraints?	SEA? -	
Recommendation: Undesirable			
Justification:			
<p>Although the site is south facing and does not flood. However it is thought that the site is undesirable for the following reasons:</p> <ul style="list-style-type: none"> • Poor access. • Negative impacts on surrounding landscape – this is part of the green buffer between Cults and Garthdee which helps to maintain their separate identity. As such it contributes to the landscape setting of Aberdeen. • Lack of facilities near to the site and • Lack of employment opportunities near to the site. <p>Therefore it is deemed that this site is undesirable for development.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	3	The site is well sheltered from northerly winds by the existing trees to the north of the site
Aspect	3	The site is south east facing
Slope	2	The site has a slope of 1:10
Flood risk	3	There is no flood risk at the site
Drainage	3	There is no evidence of poor drainage on the site
Built / Cultural Elements	2	There will be some impact as the site is within the Pitfodels/Lower Deeside Conservation Area
Natural Conservation	3	There will be no impact on natural conservation as development will not take part of the site to the north which is designated as ancient woodland.
Landscape Features	1	There would be significant loss to the surrounding landscape
Landscape Fit	1	This development would not fit in well with the surrounding landscape
Relationship to existing settlement	2	Development would not be related to the existing built up areas of Cults or Garthdee
Land Use Mix / Balance / Service Thresholds	1	The development would not bring any land use mix to the surrounding area.

Accessibility	1	The site has poor access opportunities
Proximity to facilities - shopping / health / recreation.	1	There is no significant provision to facilities near to the site
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very accessible regarding cycle and foot paths
Proximity of employment opportunities.	1	There are no significant employment opportunities near the site
Contamination	3	There is no contamination on the site
Land Use Conflict	3	There will be no land use conflict
Physical Infrastructural Capacity	3	There will be no issues with physical infrastructural capacity. The site is zoned for Hazlehead Academy which has capacity for 49 more pupils. This site would likely only generate 1 or 2 pupils at most and therefore there would be no issue. In terms of primary school the site is zoned for Airyhall Primary School. Similarly to the situation with the secondary school, there is adequate capacity at this school for the 1 or 2 pupils maximum a site this size would likely generate.
Service Infrastructure Capacity	3	There will be no issues with service infrastructural capacity
Other Constraints	3	No other constraints

SITE NUMBER: 13/02		NAME of SITE: Aberdeen Gateway Business Park	
Proposer: Stockland Muir			
Nature of the proposal: Expansion northwards of Aberdeen Gateway for Business Park (1.95ha employment land)			
Checklist Score: 50	Constraints: None	SEA: +/-	
Recommendation: Preferred			
<p>Justification: Development of High Quality commercial land in this highly accessible location makes use of existing infrastructure investments in the area, is likely to be easily delivered and will benefit the regional economy.</p> <p>The area between Cove and the existing Aberdeen Gateway has been designated as Green Belt for two reasons: to screen the office development from the residential development on Cove Road and to retain a green buffer between the edge of Aberdeen and the expanding developments north of Portlethen. This proposal would reduce the buffer from between 160m and 200m to between 110m and 120m. The proposed layout would locate car parking closer to Cove to mitigate the visual impact of development and the ridge that existed previously can still be restored with the football pitch being located to the north west of the site. It would be important that the existing development or any expansion would reinstate the ridge in order to provide sufficient screening between Cove and the industrial area.</p> <p>If looking at this development in the context of the Main Issues Report proposals there may be some argument to allow this small extension, as the allocation west side of Wellington Road, 13/04, would also be highly visible and impact on visual coalescence. Some land in 13/04 could be sacrificed in return for this extension to maintain a complete visual buffer between Aberdeen and Developments to the north of Portlethen. Any expansion of this area would need to ensure that strategic landscaping is implemented along with the provision of the football pitch.</p>			

Sustainability Checklist for Development Options

Criteria	Score	Justification
Exposure	1	The site is situated in open fields with little protection from north easterly winds.
Aspect	3	This is a flat site and does not face any general direction.
Slope	3	Flat site.
Flood risk	3	SEPA floodmaps and GGP indicate that there are no problems with flooding in this area. This area is a Category D flood risk area, which means that the site is adjacent to a small watercourse. A Flood Risk Assessment may still be required to inform design and layout on such sites.
Drainage	3	The site is currently arable farmland and from site visits it is presumed that it is well drained. In addition development is progressing in the area allocated in the Aberdeen Local Plan and no drainage constraints are anticipated on-site.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings.
Natural Conservation	2	No loss or disturbance of designated wildlife habitats or species. This area has been retained to ensure green links from Loirston and the coast and development could potentially impact on this route. However, a green corridor would be retained.
Landscape Features	3	No loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls present.
Landscape Fit	2	The landscape character assessment has identified this area as open farmland and highly visible and office development would be visible in the area. However, there is existing planned development at Aberdeen Gateway that is being constructed and larger scale offices will be largely retained within the existing allocation with car parking further north. It will be important as a part of the current development or any extension that the ridge between Cove and the Gateway is reinstated to help screen the employment development from the residential area.
Relationship to existing settlement	3	The development would constitute a small extension to an allocated employment area and is close to the settlement of Cove.

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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 landuses, as well as provide some basis for attracting new services and facilities. Housing and services exist in Cove and therefore the development of business and industrial land would provide better land use mix and balance.
Accessibility	2	Access to public transport is within 800 metres.
Proximity to facilities - shopping / health / recreation.	1	There are no local services within 800m of this site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath/cyclepath connections to community, recreation and employment facilities. There are some connections to the north of the site with a national cycle route and path connecting the site to Cove Road. No core path plans are proposed in this area.
Proximity of employment opportunities.	2	There is a limited employment opportunity within 1.6 kilometres of the site. There are some opportunities to the south east and west however these are limited. Further employment opportunities exist slightly over 1.6km to the north of the site with Altens industrial estate/Wellington Road. However, this site would deliver employment opportunities in the area and is part of the wider Aberdeen Gateway development and employment allocations in Marywell in Aberdeenshire.
Contamination	3	No contamination or waster tipping present.
Land Use Conflict	3	No land use conflict is expected. The proposal is adjacent to a HQ commercial development and proposes to provide further land for HQ commercial development. Buffer between Cove and commercial development with screening could be retained.
Physical Infrastructural Capacity	3	Development of this sit will benefit from infrastructure investment for the Aberdeen Gateway site.
Service Infrastructure Capacity	3	The proposal is for business and industrial land and therefore there would be no need for primary/secondary school capacity. Other services are available in Cove.
Other Constraints	3	The Blackhills Quarry is in close proximity to this site. However, the proposed development area does not spread much further east and is further than 400m from the quarry edge.