

APPENDIX 3

Development Options Assessment Report on the Pre-Main Issues Submissions 2018.

Introduction

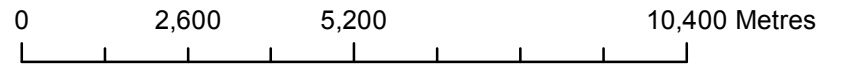
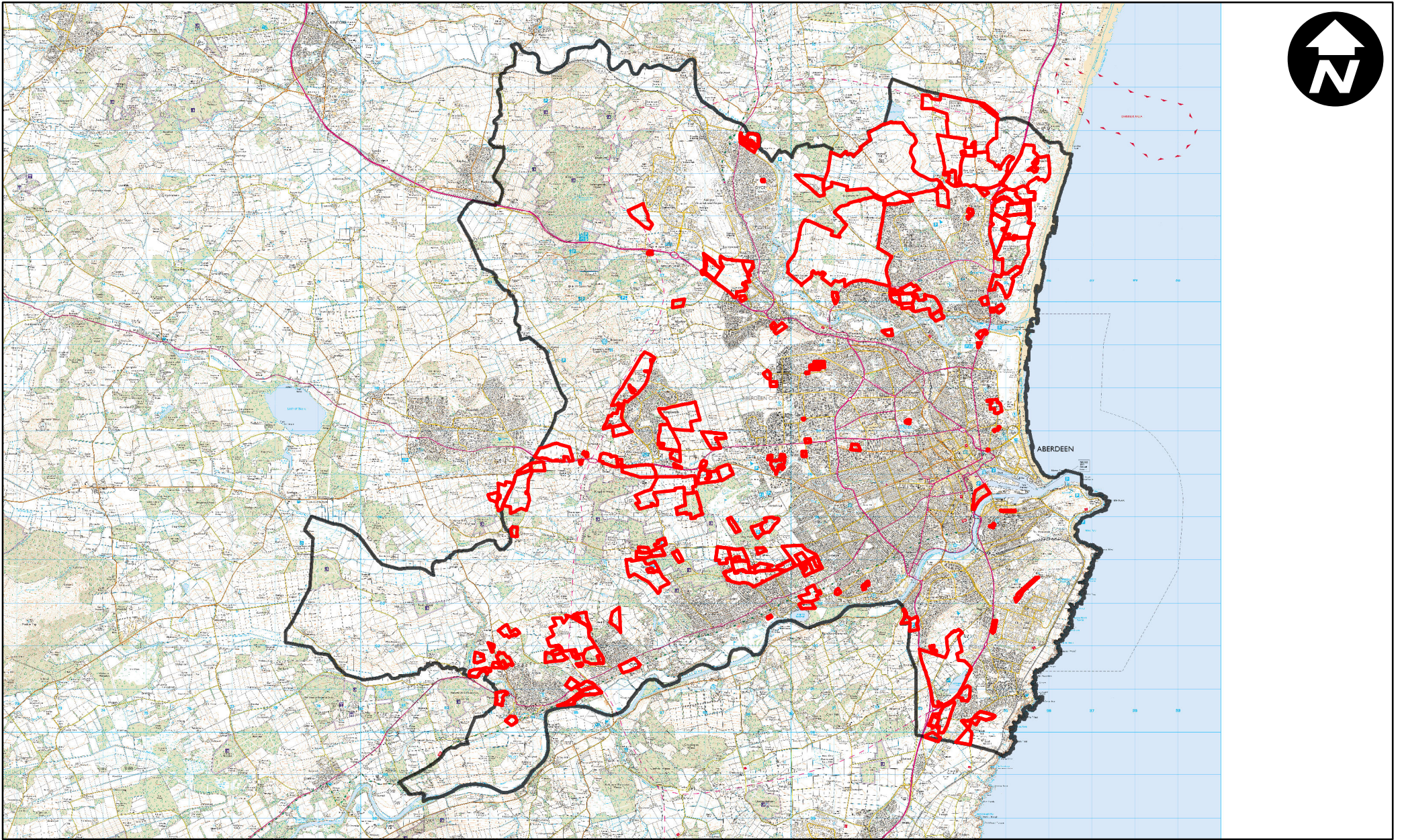
The Aberdeen LDP 2017 allocates land for housing and employment over two phases in line with the Aberdeen City and Shire Strategic Development Plan 2014. The Strategic Development Plan 2014 is currently being replaced. The Proposed Strategic Development Plan 2018 asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise.

From 19 March to 29 May 2018 a Pre-Main Issues consultation ran in order to help determine what ‘Main Issues’ the next Local Development Plan should address. During this time a total of 146. no development options were submitted. All valid options have been assessed and are included within this report. One Bid was withdrawn by the applicant after the assessment process.

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

A Strategic Environmental Assessment (SEA) has also been carried out and the outcome of this was used, alongside the Sustainability Checklist, to come to a decision on which sites are suitable for development. The findings of the SEA are included within an Environmental Report, which is published alongside the Main Issues Report. We have also taken account of comments submitted to us during, and subsequent to, consultation events held across the City between March – May 2018. The SEA on their own do not tell us whether a site is suitable for development or not. The assessments do however provide a wealth of information which allows us to reach a view on each site. The assessments can also help to highlight possible mitigation measures which could be carried out on particular sites in order to make an otherwise unsuitable development acceptable.

Following completion of the assessment process, 25 proposals have emerged as being ‘desirable’, of these 6 are resubmission of existing sites within the Aberdeen Local Development Plan 2017. A further 5 proposals are considered to ‘possible’ subject to further consultation. Any queries about the content of this report should be directed to the Local Development Plan Team on 01224 523317 or LDP@aberdeencity.gov.uk.



1:118,171

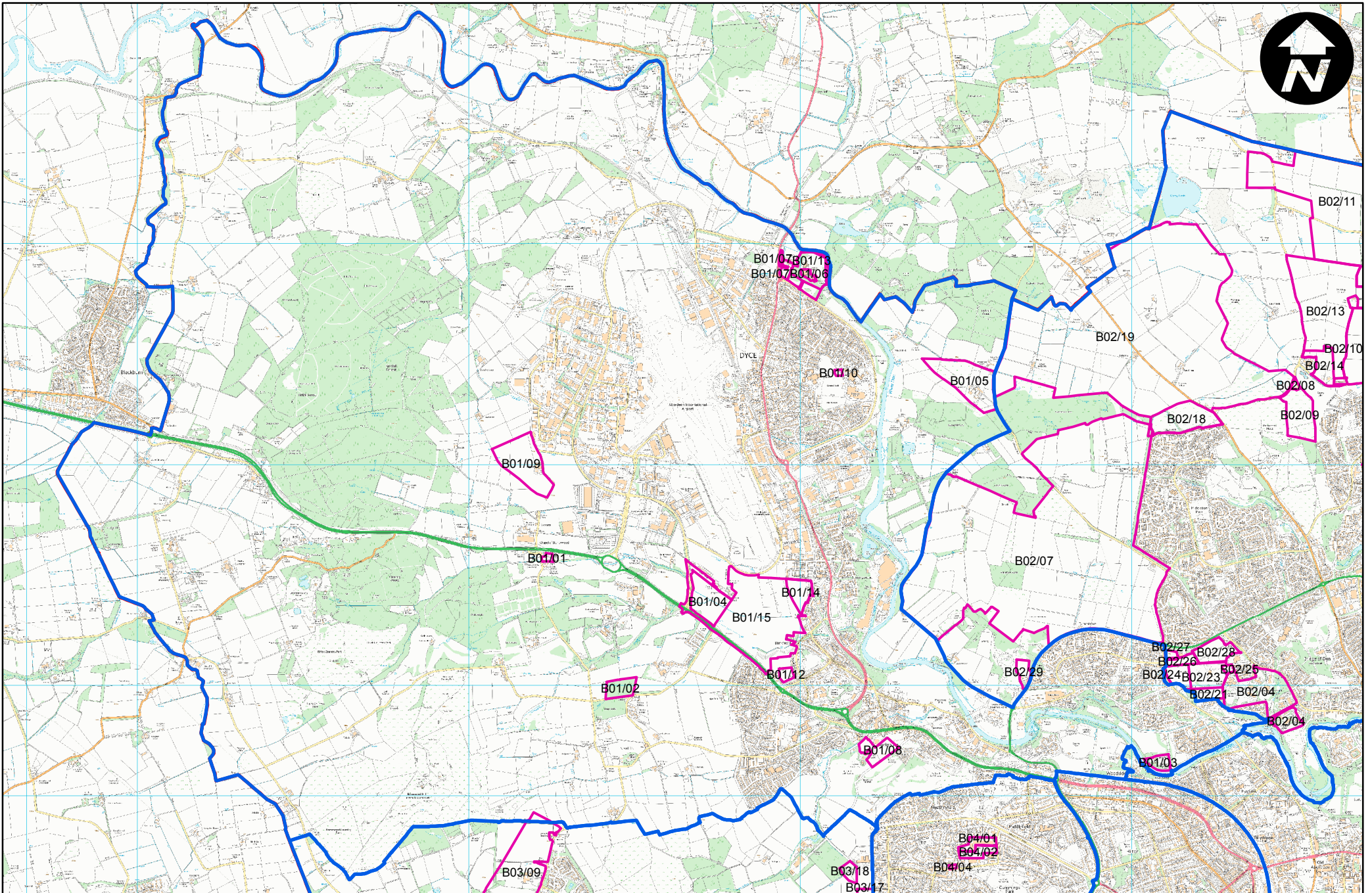
© Crown Copyright. Aberdeen City Council 100023401

Development Options Assessments by Electoral Ward

Ward 1	Dyce/Bucksburn/Danestone	4
Ward 2	Bridge of Don	65
Ward 3	Kingswells/Sheddocksley	171
Ward 4	Northfield	243
Ward 5	Hilton/Stockethill	257
Ward 6	Tillydrone/Seaton/Old Aberdeen	258
Ward 7	Midsocket/Rosemount	267
Ward 8	George Street/Harbour	275
Ward 9	Lower Deeside	289
Ward 10	Hazlehead/Ashley/Queens Cross	446
Ward 11	Airyhall/Broomhill/Garthdee	469
Ward 12	Torry/Ferryhill	477
Ward 13	Kincorth/Loirston	489
	The Sustainability Checklist	531

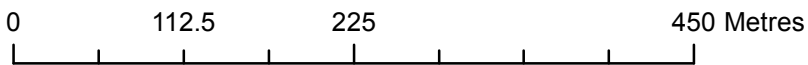
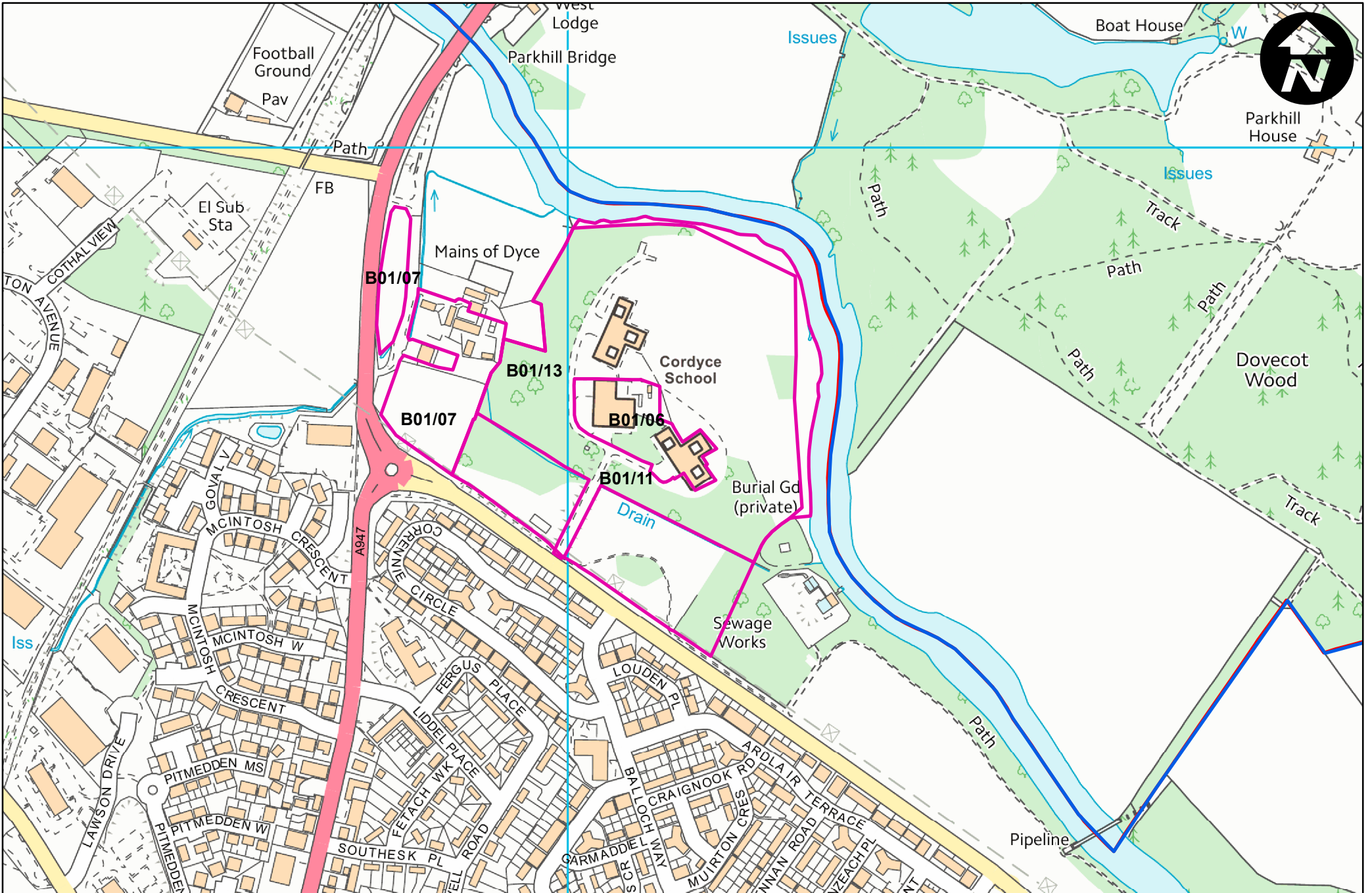
Ward 1 - Dyce/Bucksburn/Danestone

- B0101 – Chapel Farm
- B0102 – Newhills South
- B0103 – Bleachfield House
- B0104 – Gateway Site OP19
- B0105 – Land at Heathfield Farm and Airyburn Farm
- B0106 – Former Cordyce School
- B0107 – Mains of Dyce
- B0108 – Newton Croft
- B0109 – Newton Farm
- B0110 – Site adjacent to new Dyce Medical Centre
- B0111 – Former Cordyce School
- B0112 – Playing Fields Stoneyton Terrace
- B0113 – Cordyce School
- B0114 – Rowett North New AECC
- B0115 – Rowett North New AECC



0 1,000 2,000 4,000 Metres

1:45,000
© Crown Copyright. Aberdeen City Council 100023401



1:5,000

© Crown Copyright. Aberdeen City Council 100023401

B0101 – Chapel Farm

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

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

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

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

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

B0102 – Newhills South

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

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

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

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

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

B0103 - Bleachfield House

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

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

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

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

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

B0104 - Gateway Site, OP19 Rowett North

SITE NUMBER: B01-04		NAME of SITE: Gateway Site, OP19 Rowett North
Nature of the proposal:	Retail. The bid seeks a relaxation of the current Specialist Employment Use designation to allow for new retail use to be accommodated within the 'Gateway' area.	
Checklist Score:	48	
Constraints:	Gateway feature, impact on existing and proposed centres	
Recommendation:	Undesirable	
Justification:		
<p>The site is allocated in the extant Aberdeen Local Development Plan as OP19 for the Aberdeen Exhibition Conference Centre. This is currently under construction and is due to be completed in 2019. The site is visible from the A96 and any large-scale development such as a supermarket or bulky goods store would be visually prominent from the A96. The proposal seeks to relax the existing zoning of Specialist Employment Area to allow retail use on site. Although the site is accessible via public transport, it is likely that most people would use their vehicles to access the supermarket/bulky good store. While the 2013 Aberdeen City and Aberdeenshire Retail Study notes retail deficiency in the Newhills area, allocated site Rowett South (OP21) comprises a town centre including a 4,000m² of supermarket, 3,500m² other comparison and local shops and retail services to meet this need. In addition, Rowett South has an approved joint Development Framework with OP20 Craibstone South and OP22 Greenferns Landward and will be subject to a site-specific Masterplan. It is therefore thought that relaxation of the existing zoning of OP19 would be inappropriate given the allocation of Rowett South which would in future offer retail provision to the Newhills area.</p>		

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

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

Land Use Mix / Balance / Service Thresholds	3	There is not currently a retail park such as the one proposed in the area. Additionally, the site will be providing one use amongst many when looking at the Rowett North Masterplan – this will be creating a balance of uses in the area.
Accessibility	3	There is a bus stop along Dyce Drive (175m away) with Stagecoach Services 727, 777 and X20 stopping here. There is also a bus stop along Inverurie Road (168m away) with Stagecoach Service 10 and 10A stopping here.
Proximity to facilities - shopping / health / recreation.	1	There are no local facilities within 800m of the site: The Neighborhood Center is 1.4km away at Sc lattie Park. New Dyce Medical Practice is 2.5km from the site. Asda Dyce Superstore is 2.3km away from the site. Stoneywood Primary School sits 1.1km from the site and Bucksburn Academy sits 1.5km from the site. This proposal could create a new centre with the possibility that it would impact on the provision of a town centre currently proposed for the Newhills development.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 9 (Aberdeen Airport to Inverurie Road) runs along the western (Dyce Drive) and southern (Inverurie Road) boundary of the site. There is a dual use path/pavement that also runs along the western and southern boundary of the site (Section: Inverurie Road: Dyce Drive to Bankhead Avenue). Just north west to the site is Core Path 4 (Kirkhill to Bucksburn).
Proximity of employment opportunities.	3	There are employment opportunities 206m away at Airport-South Industrial Park and surrounding business parks (D2 and ABZ) which are less than 1km from the site location. The whole Rowett North Masterplan would present various employment opportunities. As the development is proposing retail, proximity of employment opportunities is not relevant.
Contamination	2	The entirety of the site is classed as Planning Contaminated Land – as part of the larger Rowett Institute.
Land Use Conflict	1	The proposal of a large retail development on this site could potentially detract from the new AECC and existing or proposed retail centres.
Physical Infrastructural Capacity	3	No known constraints.

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

B0105 - Land at Heath Farm and Airyburn Farm

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

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

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

Accessibility	1	Bus Route: 2.34km away on Whitestripes Avenue (First Serve 8/8A/N1).
Proximity to facilities - shopping / health / recreation.	1	There are no facilities within 800m of the development: Nearest neighbourhood centre is 1.83km away (Victoria Street, Dyce). Local shopping facilities: Asda Middleton Park Superstore (2.54km away) Health Facilities: Old Machar Medical Practice (2.49km away), Danestone Medical Practice (2.71km away). Danestone School is located 3km from the site, and Old Machar Academy is 2.4km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	No cycle/core paths surrounding the site. Nearest core path: No. 6 River Don Path (Dyce to Bridge of Don) is 707.34m west of site across the River.
Proximity of employment opportunities.	2	Business and Industry (Wellheads, Stoneywood and Farburn Industrial Estates) 1.2km away from the site.
Contamination	2	No sign of contamination on site according to GIS map. However, the dilapidated and abandoned nature of the site may mean that some contaminants may be present. Submitted documents confirm that there are issues with asbestos on site.
Land Use Conflict	2	Eastern side of the site sits within the outer layer of the Aberdeen Airport Contours Zone which may cause conflict with residential use of the site.
Physical Infrastructural Capacity	2	There is electricity on site from the existing development and gas can be provided.
Physical Infrastructure Future	2	Currently no access to super-fast broadband and fiber internet may be slow in the area. However, with Grandhome being built this may be improved in the future.

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

B0106 – Former Cordyce School

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

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.

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

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

		Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%.
Other Constraints	3	No known constraints

B0107 – Mains of Dyce

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

Criteria	Score	Justification
Exposure	2	The area is fairly open with some limited protection offered by trees close to the farm buildings.
Aspect	3	South facing.
Slope	2	Undulating, part of the site quite steep where the burn is located.

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

Land Use Mix / Balance / Service Thresholds	1	The proposed new development is for residential only. It is a relatively small site (proposed for 25no. houses) and is unlikely to provide or help to attract any new services or facilities. Therefore, it will not contribute to an improved mix of uses in the area.
Accessibility	3	The nearest bus stop is within 400m walking distance at Victoria Street (First Services 17 & 18 as well as Stagecoach Services 35 & 747 and Bain's Coaches Service 305). Access to the site is very narrow but may be capable of improvement.
Proximity to facilities - shopping / health / recreation.	1	Shopping facilities exist at the Asda Dyce Superstore (1.29km away), which also has a shopping center containing a pharmacy. There is also a library and a petrol station here. Medical facilities exist at the New Dyce Medical Practice 1.1km away. The nearest Neighbourhood center is at Victoria Street in Dyce (971m away)
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path No. 6 (River Don Path – Dyce to Bridge of Don) and a dual use path/pavement (Oldmeldrum Road: Riverside Park to Formartine and Buchan Way), runs through the road central to the site, as well as Core Path No. 6 running to the west of the site and along the southern boundary.
Proximity of employment opportunities.	3	Pitmedden Road Industrial Estate is 433.2m west of the site and there are other significant employment areas within reach in and around Dyce. The nearest commercial center is at Dyce Shopping center (1.29km away).
Contamination	3	None of the site is identified as being potentially contaminated.
Land Use Conflict	2	The development would not conflict with the residential development to the south of the site, as the proposal is also for residential use. The site sits just within the Average Lden Contours and just outside the leq Noise Contours. The site also sits within the NATS – Perwinnes Radar Safeguarding: all buildings, structures, erections and works exceeding 45 Meters in height. The undeveloped parts of the site sit adjacent to the busy and noisy A947.

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

B0108 – Newton Croft

SITE NUMBER: B01/08		NAME of SITE: Newton Croft	
Nature of the proposal:	Residential - 80 units		
Checklist Score:	49		
Constraints:	Green Belt, steep slope.		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is in a relatively sustainable location, adjoining the urban edge of Bucksburn / Aberdeen, and there are a range of services and facilities in the local area with public transport access being quite reasonable. There is however no clear access point to the site for vehicular traffic due to the topography of the site. The site is on quite a steep slope with a gradient of 1:9, thus the topography may also present challenges for the site layout. Also, there may be restrictions over the height of buildings given the proximity of the airport and the site's location within 75m of the airport contour zone. There may need to be a suitable buffer along the southern boundary adjacent to the golf course. In terms of school capacity, both Brimmond Primary and Bucksburn Academy are due to be overcapacity by 2020.</p> <p>This site was assessed as part of the extant Local Development Plan and Reporters concluded that it contributes positively to green belt objectives separating the site from Auchmill Golf Course. It is felt that at present the site still contributes to the landscape setting of Aberdeen and its development is not supported. Whilst officers favoured allocating the site in the 2012 LDP (it was removed by reporters), it should be borne in mind that the context was very different at that time with the requirement to identify 36,000 houses in the then 2009 Structure Plan. The housing allocations required for this Plan are much lower and there are better options elsewhere.</p>			

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

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

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

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

B0109 – Newton Farm

SITE NUMBER: B01-09		NAME of SITE: Newton Farm
Nature of the proposal:	Employment	
Checklist Score:	48	
Constraints:	AWPR, Oil and Gas Pipeline, Greenbelt	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site is fairly open with limited shelter from northerly winds. It is currently in agricultural use and is zoned as Greenbelt in the extant LDP. It is bound by the AWPR to the west, however the current Newton Road is considered to be a robust green belt boundary. Surrounding uses are for business/industrial purposes and therefore the proposed employment use would fit in well. However, the Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. In addition, there are still significant parts of Dyce Drive employment area that remain undeveloped so there is no need to identify further land in this particular location. This elevated area contributes to the landscape setting of the city by providing a green backdrop to the industrial land to the east. Given the extent of available employment land in the city, the existing green belt zoning of the site is considered to be appropriate.</p>		

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

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

Accessibility	3	The nearest bus stop is approximately 390m meters away from the site on Dyce Avenue; Stagecoach Service 747 (Peterhead – Dyce) and First Service 117 (Aberdeen City Centre - Kirkhill) stop here.
Proximity to facilities - shopping / health / recreation.	1	There are no local shopping facilities within 800m of the site. Asda Dyce Superstore is 3km away; alternatively, there is a Tesco Express 2.2km away from the site. Stoneywood Primary is located 2.8km away and Bucksburn Academy is 3.4km from the site. Dyce Medical Practice is 3km away and the nearest neighborhood center is at Victoria Street, 2.2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 4 (Kirkhill to Bucksburn) runs just outside the western boundary of the site (252m away). There is also a dual use path/pavement and on-road cycle lane (part of the 2015 Cycle Network) that runs just east (435m away) of the site along Dyce Drive (Dyce Drive: Argyll Road to Kirkhill Place).
Proximity of employment opportunities.	3	Employment opportunities are at Kirkhill Industrial Estate which is located 174m from site. Additional employment opportunities would be at Aberdeen Airport and the business parks at Dyce Drive, all of which are less than 1.6km from the site location.
Contamination	2	None of the land on the site is identified as being contaminated. However, Kirkhill Industrial estate which sits adjacent to the east of the site is considered to be a potentially contaminated site, with pockets of planning contaminated land.
Land Use Conflict	2	The BP Forties Gas Pipeline runs through the center of the site. The developer has indicated that development would be restricted to level 1 developments within the inner zone of the consultation zone, which in terms of employment development, would include workplaces employing less than 100 people, over less than 3 storeys. The AWPR lies to the immediate west of the site creating a physical boundary to the site.
Physical Infrastructural Capacity	3	No known constraints.

Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Stonewood Primary and Bucksburn Academy catchment areas. Stonewood Primary School is forecast to be at 71% capacity in 2025. Bucksburn Academy is forecast to go over capacity in 2025, with an overall capacity of 135%. The nature of the development means that the capacity of local schools is not going to be affected.
Other Constraints	3	None known.

B0110 – Site adjacent to New Dyce Medical Centre

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

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

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

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

B0111 – Former Cordyce School

SITE NUMBER: B01/11		NAME of SITE: Former Cordyce School	
Nature of the proposal:	Health Care Facility		
Checklist Score:	56		
Constraints:	Trees and flooding on the lower parts of the site		
Recommendation:	Possible		
<p>Justification:</p> <p>This is a largely brownfield site sitting between an abandoned sewage works to the east and farm buildings and houses around Mains of Dyce. The main issues around the site are flooding and the presence of significant trees. Both of these can be avoided if development is restricted to the higher ground around the existing school buildings and open space immediately behind them. The trees would provide shelter and screening from any development. Riverview Drive provides a sound green belt boundary in the area, so any re-zoning should be restricted to the development area.</p> <p>There are 3 proposals for the site – housing, a health and fitness centre and a health centre. All 3 are considered suitable uses for the site, either on their own or in combination.</p>			

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.

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

Accessibility	3	Site is accessed via a side road from Riverview Drive. This would need to be widened to accommodate extra traffic. The nearest bus stop is around 230m from the site with both First Bus route 17 running along here into Aberdeen City Centre.
Proximity to facilities - shopping / health / recreation.	2	Dyce Shopping centre is just less than 1km from the site. Within it are several shops, Dyce Medical Practice and Dyce Academy. Dyce Primary School is also within 1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	A cycle path runs and Core Path No6 (River Don Path – Dyce to Bridge of Don) both run alongside Riverview Drive. From the site visit, it is clear that the core path is well-used by individuals and families.
Proximity of employment opportunities.	3	There are several major employment areas close to and in Dyce. The closest employment facilities would be at Dyce Shopping Centre which is located just less than 1km from the site. It has an Asda, Boots and several other retail and food facilities.
Contamination	3	There is no known evidence of contamination on site.
Land Use Conflict	3	The proposed use is for a health centre in a predominantly residential area. No conflicts are anticipated.
Physical Infrastructural Capacity	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	The site is within the catchment area of Dyce Primary School and Dyce Academy. Dyce School is running at 82% capacity and will still be within capacity by 2025 (75%). Dyce Academy is currently within capacity (75%) but is estimated to be over capacity in 2025 by 103%. However, given the nature of the proposal, education capacity would not apply.

Other Constraints	3	No known constraints.

B0112 – Playing Fields Stoneyton Terrace

SITE NUMBER: B01-12		NAME of SITE: Playing Fields Stoneyton Terrace	
Nature of the proposal:	Health Care Facilities		
Checklist Score:	52		
Constraints:	Green space network, Urban green space		
Recommendation:	Possible		
<p>Justification:</p> <p>The site scores well in most of the criteria. It is mostly flat with a slight terrace in the middle with reasonable shelter. The site is however zoned as green space network and urban green space in the extant local development plan. Development on the site would significantly interfere with a space that is well-used by residents in the Bankhead area. In addition, there are limited spaces in the Bankhead area that would offer such an area of recreation for residents. The removal of playing fields is not desirable and should only take place if replacement open space can be provided in the area. For this reason, it should only be regarded as a possible location, rather than a desirable one.</p>			

Criteria	Score	Justification
Exposure	2	Tree belt on the south of the site; some shelter provided.
Aspect	3	South facing.
Slope	2	Generally flat, small slope/terrace in the center of the site.
Flood risk	3	According the SEPA indicative Flood Risk Maps, there is no known risk of flooding and no recorded incidents of flooding on the site. No watercourses present on the site, the East Craibstone Burn sits to the north of the site (253m away).

Drainage	3	Site appears well drained.
Built / Cultural Elements	3	There is no evidence of any listed or scheduled monuments on site.
Natural Conservation	2	Site sits within the Green Space Network. According to NESBReC data designated species on site are the Song Thrush.
Landscape Features	2	The site is classed as Urban Greenspace in the 2017 Local Development Plan. It is currently used as Playing Fields and is well used by locals for walking dogs. Development on site would result in limited loss of trees or hedgerows as there are not many present on site. However, the loss of playing fields may be undesirable particularly for the wider residential area.
Landscape Fit	2	The landscape to the south, east and west of the site is largely residential and parking. To the north are playing fields and surrounding this is allocated site OP19 Rowett North. The development will not intrude significantly into the surrounding residential landscape. The site is also large for the use of a health center.
Relationship to existing settlement	2	The development is likely to fit in quite well with the existing settlement, largely as it is a residential area.
Land Use Mix / Balance / Service Thresholds	2	Healthcare in this location would contribute significantly to the balance of land uses as the existing settlement of Bankhead is relatively residential. However, there is an existing healthcare facility approximately 572m away at Bucksburn Medical Practice. Therefore, the demand for a further healthcare facility is possibly low.
Accessibility	3	The nearest bus stop is 161m away from the site on Bankhead Avenue. First Services 17, 17A, N17 and 18A stop here. Bain's Coaches Service 777 stops at Sclattie Park 256m away from the site.
Proximity to facilities - shopping / health / recreation.	3	Nearest neighborhood center is 526m away at Sclattie Park. Lidl Bucksburn is located 644m from the site. The development would provide increased healthcare facilities in this area, however there is an existing Medical Practice 572m away (Bucksburn Medical Practice). Stoneywood Primary School is 931m from the site, and Bucksburn Academy is 486m from the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path No.9 (Aberdeen Airport to Inverurie Road) runs to the west of the site along the A96. There is a dual use path/pavement (Inverurie Road: Dyce Drive to Bankhead Avenue) that also runs along the A96. Both 118m away from the site.
Proximity of employment opportunities.	3	There are employment opportunities 732m away at Stonewood and also at the business parks at Dyce Drive which are within 1.6km. The AECC at OP19 is due to be open in 2019 and would also offer employment opportunities. The health care centre would also provide employment opportunities.
Contamination	3	No evidence of contamination on site.
Land Use Conflict	2	The LAeq 57dB Airport Noise Contours go through the site.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Stonewood Primary School and Bucksburn Academy catchment areas. Stonewood Primary School is forecast to be at 71% capacity in 2025. Bucksburn Academy is forecast to go over capacity in 2025, with overall capacity at 135%. As it is proposed to develop a Healthcare facility on this site, there would be no extra pressure on school capacity.
Other Constraints	1	Site is zoned as green space network and urban green space in the extant local development plan. During the site visit it was clearly used by local people for recreation purposes.

B0113 – Cordyce

SITE NUMBER: B01/13		NAME of SITE: Cordyce
Nature of the proposal:	Health and Fitness Centre	
Checklist Score:	55	
Constraints:	Trees and flooding on lower parts of the site	
Recommendation:	Desirable	
<p>Justification:</p> <p>This is a largely brownfield site sitting between an abandoned sewage works to the east and farm buildings and houses around Mains of Dyce. The main issues around the site are flooding and the presence of significant trees. Both of these can be avoided if development is restricted to the higher ground around the existing school buildings and open space immediately behind them. The trees would provide shelter and screening from any development. Riverview Drive provides a sound green belt boundary in the area, so any re-zoning should be restricted to the development area.</p> <p>There are 3 proposals for the site – housing, a health and fitness centre and a health centre. All 3 are considered suitable uses for the site, either on their own or in combination.</p>		

Criteria	Score	Justification
Exposure	3	Site is well sheltered from mature tree belts surrounding it.
Aspect	3	Site is western facing.

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

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

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

B0114 – Rowett North or New AECC

SITE NUMBER: B01-14		NAME of SITE: Rowett North or New AECC
Nature of the proposal:	Housing (approx. 100-125 units)	
Checklist Score:	46	
Constraints:	Railway line, Allotments on site, Proximity to Railway line, Access to site, Land use conflict	
Recommendation:	Undesirable	
Justification:		
<p>The site is part of the Rowett North OP19 which is allocated in the extant local development plan for the new Aberdeen Exhibition and Conference Centre (AECC) and complimentary uses. It is zoned as a specialist employment area and the AECC development comprising office space, leisure and a hotel is currently under construction. The site location for the proposed housing development is to the extreme north east of the site. The site is exposed with limited shelter, however it is generally flat. There are allotments on the site. It is also bound by the railway line to the east. This severs the site from nearby residential development in the Stoneywood area and it also affects the site's permeability with access presenting a challenge. Noise from trains and aircraft would also raise issues for residential development in the area. In terms of school capacity, the new Stoneywood Primary School has sufficient capacity however Bucksburn Academy is due to go overcapacity by 2020.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p> <p>Development on the site would be isolated and separated from the existing settlement and would also suffer from poor access. Residential development would not enjoy a suitable amenity due to noise from the trains and aircraft. In addition, an alternative site would also be needed for the allotments present on site. Under these circumstances, it is considered that the site is inappropriate for residential development.</p>		

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

Accessibility	2	There nearest bus stops surrounding the site within 500m walking distance are at Stoneywood Road (Stagecoach Services 35, 117, 305 and First Services 17, 17A, 18, 18A, N17 and N18).
Proximity to facilities - shopping / health / recreation.	2	The nearest shopping facilities to the site are at the M&S Aberdeen Stoneywood Foodhall/the Co-op Food (332m) and the Lidl at Bucksburn (1km). Bucksburn Medical Practice is 1.3km away. Stoneywood Primary within 600m of the site and Bucksburn Academy is 1.2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a Core Path that runs to the east of the site (Stoneywood Path, No. 101).
Proximity of employment opportunities.	3	There are employment opportunities located at Wellheads, Stoneywood and Farburn Industrial Estates within 400m of the site. The AECC adjacent to the site is due to be completed in 2019 and would also offer employment opportunities.
Contamination	3	No records of contamination on site.
Land Use Conflict	1	The railway line east of the site cuts off the proposed development from the nearby residential uses. The Airport LAeq Noise Contours go through the site meaning that there would be some disruption to prospective residents from aircraft noise.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%.
Other Constraints	1	Site is zoned as specialist employment area in the extant local development plan. Vehicular access to the site would be difficult given the railway line severs it from Stoneywood road.

B0115 – Rowett North or New AECC

SITE NUMBER: B01-15		NAME of SITE: Rowett North New AECC	
Nature of the proposal:	Employment - Allocation of the site to be suitable for class 5 and 6 uses in addition to Class 4 uses.		
Checklist Score:	53		
Constraints:	Specialist employment land		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is part of the Rowett North OP19 which is allocated in the extant local development plan for the new Aberdeen Exhibition and Conference Centre (AECC) and complimentary uses. It is zoned as a specialist employment area and the entire development comprising office space, leisure and a hotel is currently under construction. Although Class 5 and 6 uses are generally complementary to Class 4 uses, it is considered that introduction of such uses on this site has the potential to erode the specialist nature of the area. As such the proposal is not supported.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter from northerly winds.
Aspect	3	The site is south facing.
Slope	3	The site is fairly flat.

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

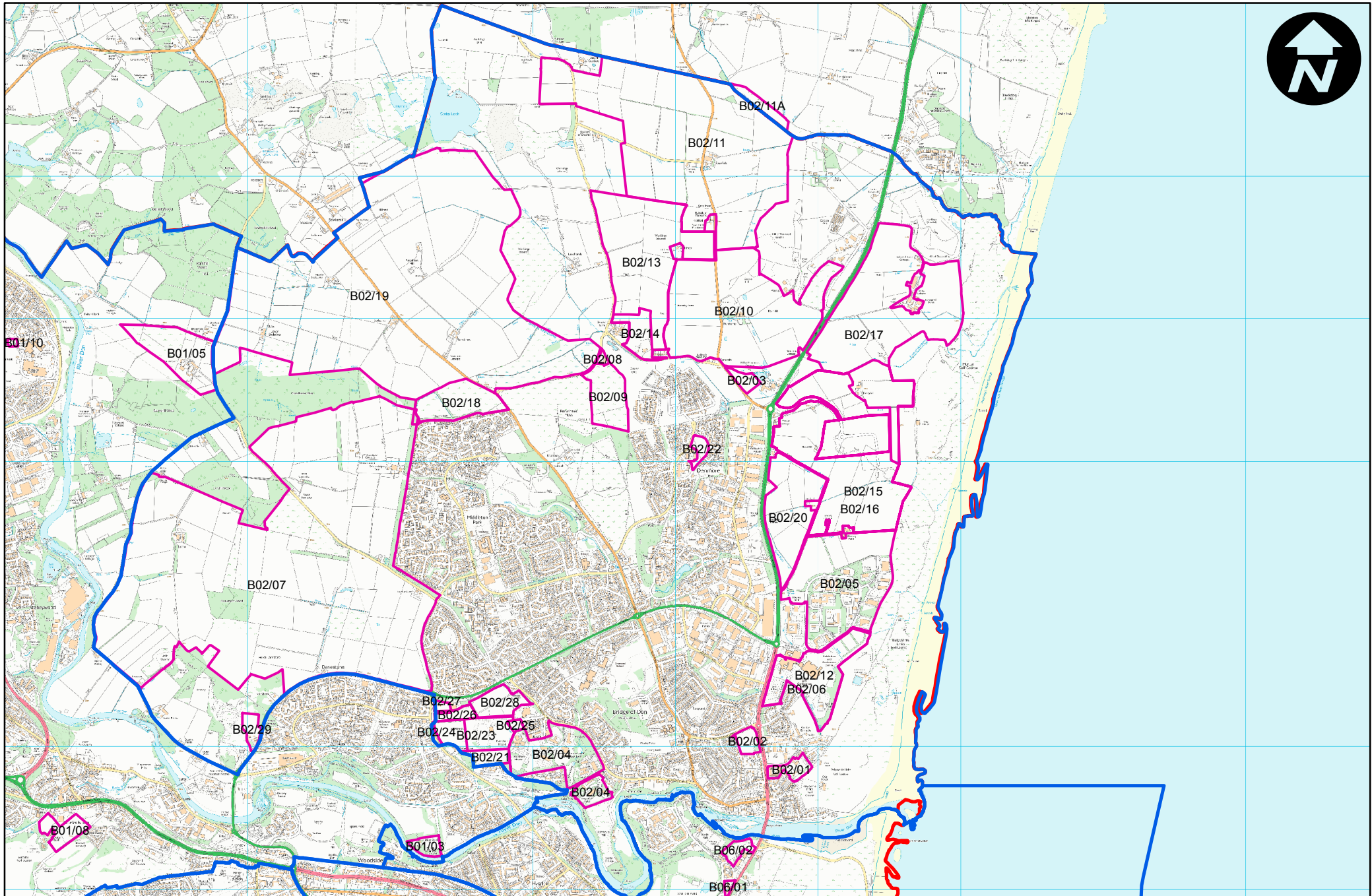
Accessibility	2	There are a number of bus stops surrounding the site: along the A96 there are two stops within 500m (Stagecoach Services 10, 10A, 37, 420, 727, 777, N37, X20 and X37). Along Dyce Drive there is a stop within 584m (Stagecoach Services 727, 777 and X20). Along Bankhead Road there is a stop within 586m (First Services 17, 17A, 18A and N17).
Proximity to facilities - shopping / health / recreation.	2	Lidl at Bucksburn is 1.2km and the M&S Aberdeen Stoneywood Foodhall/the Co-op Food are 778m east of the site. The latter is however separated by the railway line that bounds the site to the east. Bucksburn Medical Practice is within 1.2km of the site. Stoneywood Primary within 800m of the site and Bucksburn Academy is 1.1km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are several Core Paths: to the north - Core Path 4: Kirkhill and Bucksburn, to the northwest - Core Path 9: Aberdeen Airport to Inverurie Road. Core Path 4 also runs through the center of the site and up to the north. There is a dual use path/pavement that travels along Inverurie Road/Dyce Drive/Welheads Drive.
Proximity of employment opportunities.	3	There are employment opportunities located at Wellheads, Stoneywood and Farburn Industrial Estates within 800m of the site. The site also offers employment opportunities.
Contamination	3	No evidence of contamination on site.
Land Use Conflict	2	As the proposal is for employment use, the site sits within the NATS Perwinnes Safeguarding area where development should not exceed 45m in height. The flight path for Aberdeen Airport runs through part of this site. Introduction of a wide range of uses in what is a Specialist Employment Area has the potential to erode the current class 4 uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.

Service Infrastructure Capacity	3	<p>Stoneywood Primary School as of 2018 is at 45% capacity, and by 2025 will be at 71% capacity. Bucksburn Academy as of 2018 is at 87% capacity, and by 2025 will be over capacity at 135%.</p> <p>Given the nature of the proposal, education capacity would not be applicable.</p>
Other Constraints	3	No known other constraints.

Ward 2 – Bridge of Don

B0201 - OP7 Gordon Centre
B0202 – OP5 Balgownie Centre
B0203 - Mundurno
B0204 – Aberdeen Innovation Park
B0205 – Aberdeen Energy Park
B0206 – AECC Proposed Recycling Centre
B0207 – OP9 Grandhome
B0208 – WTR Site
B0209 – West Dubford
B0210 - Mundurno
B0211 – Newton of Mundurno
B0212 – AECC (OP13)
B0213 – Shielhill North and South
B0214 – Shielhill South
B0215 – Berryhill Farm 1

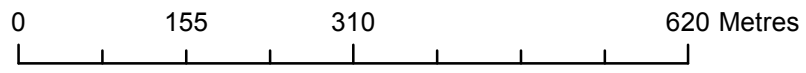
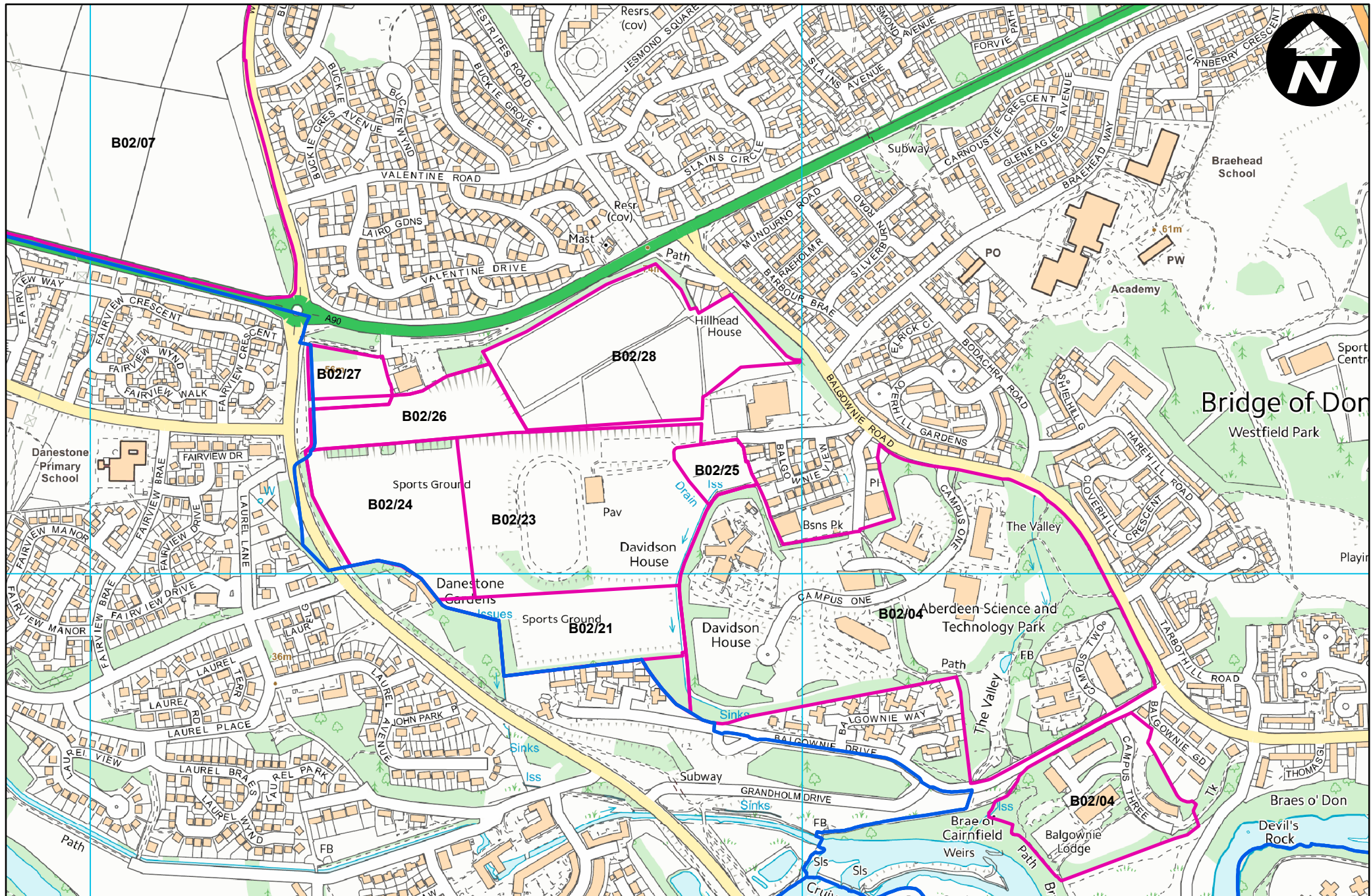
B0216 - Berryhill Farm 2
B0217 - Berryhill Farm 3
B0218 - Causewayend
B0219 - Perwinnes
B0220 - Cloverhill
B0221 – Balgownie Area 2
B0222 – Land at North Denmore
B0223 - Balgownie
B0224 – Balgownie Area 3
B0225 – Balgownie Area 4
B0226 – Balgownie Area 5
B0227 – North of Balgownie
B0228 – Land West of Balgownie Road
B0229 – Site adjacent to Persley Croft



0 750 1,500 3,000 Metres

1:35,000

© Crown Copyright. Aberdeen City Council 100023461



1:7,000
 © Crown Copyright. Aberdeen City Council 100023401

B0201 – OP7 Gordon Centre

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

Criteria	Score	Justification
Exposure	3	There is existing development to the north/north-east and south/south-east of the site. Small trees surround the site to the east and west of the site.
Aspect	3	Site is south-western facing.
Slope	3	Site is flat all around.

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

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

B0202 – OP5 Balgownie Centre

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

Criteria	Score	Justification
Exposure	2	Site is bound by residential development on Bellfield Road to the west, North Donside Road to the north and Ellon Road to the east. Eastern part of site has mature vegetation and trees.
Aspect	2	Site is east/west facing.
Slope	2	Highest point of the site is the extreme south west. There is a gentle slope of approx. 2m to the main part of the site. There is a steep grassed slope of approx. 5-6m along the north and west boundaries.

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

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

B0203 - Mundurno

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

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

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

Proximity to facilities - shopping / health / recreation.	2	Bridge of Don Retail Park is situated approximately 400m from the site. The nearest GP and Dental Practice is more than 800m away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on the B999. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.
Proximity of employment opportunities.	3	The Core Business Park and Bridge of Don Retail Park are located less than 400m from the site. Murcar Industrial Estate is located less than 600m from the site.
Contamination	3	No known risks of contamination.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints to infrastructural capacity.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School is currently within capacity (71%). Forecasts show there is enough capacity in the long term (87% in 2025). Old Machar Academy has a capacity of 69%. Forecasts show it is likely to go overcapacity in 2024 (102%). It is noted however that the school capacities are not applicable for a development of this type.
Other Constraints	3	No other constraints.

B0204 – Aberdeen Innovation Park

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

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

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

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

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

B0205 – Aberdeen Energy Park

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

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

Relationship to existing settlement	3	Site is next to the Aberdeen Exhibition Conference Centre and within the Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Proposed uses would introduce new uses to the Science and Energy Park including shops and businesses leading to a greater mix.
Accessibility	3	Park and Ride bus route 20 runs along Claymore Drive - the bus stop is approximately 400m from the site. Additional bus routes (20, 40, 60-62, 290, N62, X60) run along Ellon Road – this bus stop is approximately 550m from the site.
Proximity to facilities - shopping / health / recreation.	3	Site is 700m from Denmore commercial centre and directly adjacent to the Aberdeen Exhibition Conference Centre.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are footpaths within the site along Claymore Drive. Core Path 107 (Dubford Road to Ellon Road) is just over 800m away.
Proximity of employment opportunities.	3	Aberdeen Exhibition Conference Centre is located adjacent to the site location. The nature of the site as a Specialist Employment Area means that there are already employment opportunities on site, and the proposal would likely generate more employment opportunities in its' own right.
Contamination	1	Some contamination is present on site at Silverburn Lodge, Weatherford Research Facility and several other buildings to the west of the site. However, as majority of the site is already extensively developed and is in current use, the likelihood of major contamination is small.
Land Use Conflict	1	Introduction of a wide range of uses in what is a Specialist Employment Area has the potential to erode the current class 4 uses.
Physical Infrastructural Capacity	3	No known constraints.

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

B0206 – AECC Proposed Recycling Centre

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

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

Slope	3	The site is predominantly flat with the southern part slightly sloping upwards.
Flood risk	3	No known risks of natural or man-made flooding on the site.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No known built or cultural heritage constraints.
Natural Conservation	2	Site is adjacent to Balgownie/Blackdog Links Local Nature Conservation site and surrounded by Green Space Network to the east and south. NESBReC records indicate the presence of Bats recorded on this site and Designated Species Grey Partridge, Kestrel and Red-Backed Shrike on the site.
Landscape Features	3	The western half of the site is classified as urban built up area and the eastern side is classified as coastal in the Landscape Character Assessment. The site has several mature tree belts to the south. The proposal seeks to remove reference to the recycling centre removed from the existing allocation (OP3 – AECC Bridge of Don) in the 2017 ALDP. It would therefore result in no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls.
Landscape Fit	3	Proposed use is to remove the proposed recycling centre which is part of an existing allocation and has not yet been built. Removal of this reference would be unobtrusive to the surrounding landscape.
Relationship to existing settlement	3	Site is located within the Bridge of Don area and is reasonably close to Aberdeen city centre.
Land Use Mix / Balance / Service Thresholds	2	Site is adjacent to Aberdeen Energy Park. Removal of the proposed recycling facility and retaining the site solely for business and employment use would sit well with the existing surrounding uses. It would however not contribute towards a balance of landuses.
Accessibility	3	Park and Ride bus route 20 runs along Claymore Drive – the bus stop is 300m away. Additional bus routes (1/2, 40, 60-62, 290, N62, X67) run along Ellon Road – bus stop is approx. 570m away.

Proximity to facilities - shopping / health / recreation.	2	There is an existing hotel within the site. Denmore commercial centre is a little over 1km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths along eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. Core Path 18 (Murcar Beach) is located 650m east from the site.
Proximity of employment opportunities.	3	Site borders the Aberdeen Science and Technology Centre and is itself an employment area.
Contamination	3	No known contamination issues.
Land Use Conflict	3	Development would not pose any land use conflict with current uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is currently within capacity (68%) and will still be within capacity in the long term (78% capacity in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the nature of the proposal education capacity would not be applicable.
Other Constraints	3	No other known constraints.

B0207 – OP9 Grandhome

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

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

		NESBReC records indicate the presence of Invasive Non-Native Plant Species Japanese Knotweed in the area and Designated Species Wild Pansy, Large-flowered Hemp-nettle, Redwing, Eurasian Red Squirrel, Coralroot Orchid, Peregrine, Yellowhammer, Starling, Linnet, Swift, Skylark and Curlew. Locally Important Species Eurasian Water Shrew has also been identified on the site.
Landscape Features	2	Site is surrounded by Green Belt. The northern section of the site is classed as Wooded Farmland. The South of the site is classed as a valley. Cothill cottages sit to the west of the site, and Whitestripes Farm sits to the north.
Landscape Fit	2	The higher parts of the site can be seen from elsewhere in the city. As the A90 runs just south of the site, it is likely that these higher areas will be visible to traffic along this road.
Relationship to existing settlement	2	The site would be well integrated with the existing suburb of Middleton Park located to the east of the site. The residential area of Danestone sits just to the south of the site, however the A90 (The Parkway) separates them.
Land Use Mix / Balance / Service Thresholds	3	The development proposes a mix of housing (7000 units), 5ha of employment land, mixed use development as well as retail, thus providing a balance of different uses.
Accessibility	1	The closest bus stop is on Whitestripes Avenue (1.13km away from the center of the site), with First Bus services 8/8A/N1 stopping here. Just off Whitestripes Avenue is Valentine Road (1.43km away from the center of the site), with First Bus services 8 and 8A stopping here. These services are only on the eastern side of the site, with the western side remaining quite isolated in terms of accessibility. As the site develops, it is likely that new services will emerge.
Proximity to facilities - shopping / health / recreation.	2	The nearest shopping facilities are located at Tesco Extra at Danestone to the south of the site (1.16km), however this would be quite difficult to access as pedestrians would have cross the busy A90. Asda Middleton Park Superstore is located to the east of the site (1.5km). The development does however propose to provide retail onsite. The closest medical center is Danestone Medical Practice (1.15km) which is south of the site. The nearest schools are Old Machar Academy (1.61km), Bucksburn Academy (2.37km) and Danestone School (1.34km).

		The proposal includes its own retail/neighbourhood centres within the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	To the southeast of the site, Core Path 26 runs along a small part of the site boundary (Jesmond Drive to Grandhome Drive). This is also a dual use path/pavement (Whitestripes Road: The Parkway – Whitestripes Avenue). Towards the northeast of the site, Core Path 16 (Whitestripes to Perwinnes Moss) runs from slightly within the site boundary, along Carrot Belt and connects to Core Path 13 (Brig O’Balgowine to Ashwood), which is also a dual use path/pavement.
Proximity of employment opportunities.	3	There are business and industrial areas to the west of the site at Stonewood (1.37km). The closest district center is at Danestone (1.26km). The development proposal includes 5ha of employment land.
Contamination	2	Records show a large proportion land to the east of the site is contaminated. There are also pockets of potentially contaminated land to the center of the site (Upper Bonnyside), the east (Laverockbraes Old Quarries), the west (land at Cothill Sand Pit) and southwest (Persley/Hall’s Quarry).
Land Use Conflict	2	According to the NATS – Perwinnes Safeguarding, the site has notifiable development heights: Structures, erections and Works exceeding 15 meters in Height.
Physical Infrastructural Capacity	2	Connections to services are in place given the existing development on and around the site.
Physical Infrastructure Future	3	According to Think Broadband, there is fiber and superfast broadband available in the site area.
Service Infrastructure Capacity	3	The development proposes to build 3 primary schools and an academy to service the development. However, the interim school catchment areas are Danestone School (Primary), Old Machar Academy (east of the site) and Bucksburn Academy (west of the site). Danestone School – 2018 figures indicate that the school is currently under capacity (69%). It will remain within capacity in the long term – 2025 forecasts show it will be at 89% capacity. Old Machar Academy – 2018 figures indicate that the school is currently under capacity (69%). It is forecasted to be overcapacity in 2024 (102%) with this increasing to 107% by 2025.

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

B0208 – WTR Site

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

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

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

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

B0209 – West Dubford

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

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

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

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

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

B0210 – Mundurno

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

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

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

Criteria	Score	Justification
Exposure	2	Part A contains three fields with no vegetation. The northern two fields descend gently towards the south, but are exposed due to their elevated location. The southern field is more protected from northerly winds by its steeper south facing slope. Part B contains some vegetation around Mundurno farmhouse and buildings, which is the highest part of the site. Only the field immediately to the south of the farmhouse and the land between the industrial area and the A90 would be sheltered from northerly winds.
Aspect	2	Part A is mainly flat, but more steeply south facing towards the southern end. Part B is mainly east facing.
Slope	2	Around 10% of the whole site has slopes greater than 1 in 10, focused at the southern end of part A and to the west of the farmhouse in part B.
Flood risk	2	No risks on part A. Part B contains three ponds, one of which is more formal in nature, the others arising from site drainage on the lower ground. The land between the industrial area and the A90 is partially waterlogged as it is low lying relative to surrounding ground.

Drainage	2	The land between the industrial area and the A90 is partially waterlogged. Including other areas on the site, areas with poor drainage would account for around 5% of the whole site.
Built / Cultural Elements	2	Part A contains a Standing Stone – once part of a stone circle (NJ91SW 0006). Part B contains the site of a Motte (NJ91SW 0024) and Mundurno farmhouse (NJ91SW 0097). There are 4-Mile stones to the west of the site on the B999 (NJ91SW 0347) and to the east of the site on the old Ellon Road (NJ91SE 0017).
Natural Conservation	2	<p>The most substantial tree growth has occurred around the farmhouse. There is also some vegetation adjacent to the A90 junction and within the north strip of land to the north-west of the junction.</p> <p>The southern part of the site – together with the land surrounding the Mill of Mundurno – forms an orbital corridor of Green Space in recognition of the function of this land in linking the primary landscape element and Local Nature Conservation Site of the coastal strip and the Perwinnes Moss/ Scotstown Moor Site of Special Scientific Interest (SSSI), Local Nature Reserve and Local Nature Conservation Site, and Corby and Lily Lochs SSSI to the west and north-west of Mundurno.</p> <p>The site is an area of potential bat habitat and NESBReC records indicate the presence of Soprano Pipistrelle bats on the site. Other designated species recorded for this site are: Barn Owl, Herring Gull, Common Snipe, Black-headed Gull, Eurasian Curlew, Hedge Accentor, House Sparrow, Common Kestrel, Northern Lapwing, Common Linnet, Reed Bunting, Sky Lark, Common Starling, Common Swift, Song Thrush, Eurasian Tree Sparrow, Yellowhammer among others. There are records of Invasive Non Native Plant Species Giant Hogweed in the area. Protected species may be an issue.</p>
Landscape Features	2	The cluster of mature trees surrounding Mundurno farmhouse is a strong feature in the landscape, made more prominent by the open character of the surrounding fields.

Landscape Fit	1	The open character of the fields in the site, rising up to Mundurno farmhouse, with views across the site possible both from the A90 and the B999, makes the site particularly sensitive to development. Views of the North Sea are also visible eastwards from part A of the site. The site falls within the gap between Bridge of Don and Potterton classed in the Landscape Strategy for Aberdeen as a 'landscape of local significance'.
Relationship to existing settlement	1	The rising land sets it apart from the existing residential and industrial area of Denmore, which terminates on falling ground. The logical extent of growth in this area would be the Shielhill Road/ Mundurno Burn, and the B999. The B999 would sever this site from the existing settlement of Denmore, and due to the differing topography, would make this visually and functionally a new settlement.
Land Use Mix / Balance / Service Thresholds	2	A mixture of uses proposed, but no nearby existing shopping or community facilities. The site is close to existing industrial areas.
Accessibility	2	The nearest bus stops are just under 800m away on the B999 and the A90 Ellon Road. Stagecoach bus routes 290/291 run along the B999 to Tarves and Methlick, and also travel into Aberdeen city centre. There are hourly Stagecoach buses (60/62/63/67/68) on the A90 to Ellon, Mintlaw and Fraserburgh and two hourly buses to Ellon and Peterhead, each of which travel into Aberdeen city centre. However, there are few safe opportunities to cross the A90 dual carriageway to the city bound bus stop.
Proximity to facilities - shopping / health / recreation.	1	Bridge of Don Retail Park is just under 800m away. Braehead Way has the closest medical centre at 2.9km. Greenbrae Primary School is 1.9km and OldMachar Academy is 2.5km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on the B999. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. The wider Bridge of Don area lacks an effective network of safe and attractive routes for non-motorised traffic.

Proximity of employment opportunities.	3	The Denmore Industrial Area is within 400 metres of the southern section of the site, and the northern extension to the Science and Energy Park and the Core, Murcar will be within 1.6km from the site, on the other side of the A90 dual carriageway.
Contamination	2	Quarrying of sand and gravel have taken place extensively to the north of the site, and landfill operations have taken place on land immediately to the north of the site at Hill of Tramaud. Suitable protective measures could protect the development option site from possible leaching from the landfill site. Former quarry holes within the development option site may have been used for dumping of various materials, and full ground investigations would be needed to safeguard against contamination on the site. Part of the site has been used for landfilling and as a pre-cast concrete works, and a range of contaminants have been found at this area. Contaminants include asbestos, domestic and commercial and industrial waste. Elevated levels of ground gases have also been detected in this area. The site is also in close proximity to the former Hill of Tramaud Landfill site. There is therefore the likelihood of some contamination. If the site was to be redeveloped, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017 and a detailed risk assessment.
Land Use Conflict	3	Predominantly residential proposal adjacent to an existing residential area.
Physical Infrastructural Capacity	3	No known constraints to infrastructural capacity.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 1,000 units, the schools would not be able to cater for this.
Other Constraints	3	None known

B0211 – Newton of Mundurno

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

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

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

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

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

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

B0212 – AECC (OP13)

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

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

Accessibility	3	Park and Ride bus route 20 runs along Claymore Drive – the bus stop is 300m away. Additional bus routes (1/2, 40, 60-62, 290, N62, X67) run along Ellon Road – bus stop is approx. 570m away.
Proximity to facilities - shopping / health / recreation.	2	Although Denmore commercial centre is a little over 1km away the proposed use would be for retail use.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are footpaths along eastern and southern edges of the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road. Core Path 18 (Murcar Beach) is located 650m east from the site.
Proximity of employment opportunities.	3	Site borders the Aberdeen Science and Technology Centre, and the proposed retail use would provide employment.
Contamination	3	No known contamination issues.
Land Use Conflict	3	There is unlikely to be any land use conflict as the site is currently allocated for mixed-use development and surrounding uses are for business/employment.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	3	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is forecast to be at 78% capacity in 2025. Bridge of Don Academy is forecast to go over capacity in 2025. However, given the nature of the proposal education capacity is not applicable.
Other Constraints	3	None anticipated.

B0213 – Shieldhill North and South

SITE NUMBER: B02/13		NAME of SITE: Shielhill North and South
Nature of the proposal:	<p>Mixed-Use: 660 units (66 flats, 99 terraced, 165 semi-detached, 330 detached). Commercial incl retail (680m²), Community facility (138m²), primary school.</p> <p>Planning application reference 121292 for offices, workshop, open storage yard and erection of boundary fence was approved 24 September 2013. Planning application for change of use from mineral extraction to open storage was approved in September 2007.</p>	
Checklist Score:	50	
Constraints:	Greenbelt, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl. It is relatively remote from existing facilities and accessibility is poor. The local high school could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel.</p> <p>The site was considered during the Examination into the 2017 LDP. The reporters concluded that the greenbelt status of the land at Shielhill is appropriate and contributes to the landscape setting of Aberdeen. Such extensive development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</p>		

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

Criteria	Score	Justification
Exposure	2	The site is fairly high and exposed although this is slightly mitigated by the southerly slope.
Aspect	3	The site slopes to the south and south east.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn follows the southern edge of the site and is prone to flooding so hard development would need to avoid this area. Other small pockets of surface water flooding would also need to be considered.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	2	Sites and Monuments records at Newton of Mundurno – spring and farmstead and the Waterwheel to the south. To the immediate east of the site, a stone circle at Dubford is a Scheduled Ancient Monument.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. A bat survey may therefore be required. Designated species may be an issue on the site. Giant hogweed has been recorded within 100m of the site. Green Space Network designation covers the southern part of the site.

		Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west, and the Corby, Lily and Bishops Loch SSSI to the north west.
Landscape Features	3	The area is sparsely populated open farmland with few landscape features other than field boundaries and roads.
Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a much more robust green belt boundary than the field boundaries proposed here.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.
Land Use Mix / Balance / Service Thresholds	3	A mixture of uses proposed but mainly residential. The site is close to existing industrial areas.
Accessibility	2	Access within the site is poor. The nearest bus stop is within 130m of the site's boundary on the B999. Stagecoach bus routes 290/291 run hourly along the B999 to Tarves and Methlick, and also travel into Aberdeen city centre.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is within 1.2km of the site.
Direct footpath / cycle connection to community	1	There are no pedestrian facilities on the B999 to the east or Shielhill Road to the south. There are no core paths or cycleways in the vicinity of this proposal – the nearest core paths are in Scotstown Moor.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	Denmore industrial estate and The Core Business Park are both within 1.6km of the site.
Contamination	2	<p>There are two potential areas of contamination that would need investigation at the former sand pit at Hillhead of Mundurno and Shielhill Quarry. These sites were used for sand extraction and were 'restored' by 2001. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017.</p> <p>Immediately adjacent to the south of the site lies a former sand and gravel quarry which is known to have been infilled with waste. A portion of the site to be developed to the south formed part of the quarry. If the site is to be developed this Service will require a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017.</p>
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%). Given the development is for 660 units, the schools would most likely not be able to cater for this.
Other Constraints	3	No known constraints.

B0214 – Shieldhill South

SITE NUMBER: B02/14		NAME of SITE: Shielhill South
Nature of the proposal:	<p>Mixed-Use: 100 units (9x 1-bed flats, 22x 2-bed flats, 3x 1-bed house, 16x 2-bed houses, 36x 3-bed houses, 14x 4-bed houses). Commercial incl retail (680m²), Community facility (138m²), primary school.</p> <p>Planning application reference 121292 for offices, workshop, open storage yard and erection of boundary fence was approved 24 September 2013. Planning application for change of use from mineral extraction to open storage was approved in September 2007.</p>	
Checklist Score:	53	
Constraints:	Greenbelt, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl. It is relatively remote from existing facilities and accessibility is poor. Part of the site was considered during the Examination into the 2017 LDP. The reporters concluded that the greenbelt status of the land at Shielhill is appropriate and contributes to the landscape setting of Aberdeen. The current Sheilhill Road is an easily identifiable and robust green belt boundary in this area. Residential development would intrude into the open countryside and have an unacceptable impact on the landscape setting of the city.</p>		

Criteria	Score	Justification
Exposure	2	Site is south-facing and with limited vegetation giving some shelter from northerly winds.
Aspect	3	South east facing with slight slopes.
Slope	3	Fairly gentle slopes.
Flood risk	2	The Mundurno Burn follows the southern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	2	To the immediate east of the site there is a row of detached inter-war houses set at a higher level and screened by a vegetable bund. To the immediate west are disused farm/industrial buildings.
Natural Conservation	2	<p>The site is identified as an area of potential bat habitat and the presence of Pipistrelle Bats have been recorded within 100m of the site. A bat survey may therefore be required. Other protected species according to NESBReC records is Wych Elm. Green Space Network designation covers the entire site. Giant hogweed has been recorded within 100m of the site.</p> <p>Local Nature Conservation Sites, Local Nature Reserve and SSSI designations covering the Scotstown Moor/Perwinnes Moss area lie off-site to the south west.</p>
Landscape Features	3	Site has some overgrown vegetation and field boundaries.

Landscape Fit	1	This forms part of an area which acts as a green space buffer between Bridge of Don and Potterton and has the green belt function of helping to protect the identity of both areas. The Sheilhill Road north of Dubford forms a robust green belt boundary.
Relationship to existing settlement	1	When considering major growth around Bridge of Don, one subtle feature that should be considered is a line of lower ground running roughly from the Mill of Mundurno, along the burn to Shielhill then along Perwinnes Moss through Grandhome Moss and Stoneyhill Wood. This separates the developed plateaus at Denmore and Middleton Park from the higher ground to the north at Mundurno and Perwinnes and the woodland areas at Parkhill. Development breaking out over this feature would add to a sense of urban sprawl unconnected to the existing urban area.
Land Use Mix / Balance / Service Thresholds	3	A mixture of uses proposed but mainly residential. The site is close to existing industrial areas.
Accessibility	3	Access to the site would be via Shielhill Road on the south. The nearest bus stop is less than 400m south at Dubford development. First Bus routes 8 and 20 serve Dubford via city centre and onward to Aberdeen Royal Infirmary and Torry.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is within 1km of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no pedestrian facilities on Shielhill Road to the south. There are no core paths or cycleways in the vicinity of this proposal – the nearest core paths are in Scotstown Moor, 200m south of the site.
Proximity of employment opportunities.	3	Murcar and Denmore Industrial Estate and Denmore Commercial Centre are both located just over 1km from the site.

Contamination	2	Site forms part of Shielhill Quarry which is a potential area of contamination that would need investigation. The site was used for sand extraction and was 'restored' by 2001. There is therefore the potential for some contamination. This will require to be ascertained by a risk-based site investigation in accordance with best practice as detailed in BS10175+A2: 2017.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Site lies within Greenbrae Primary School and Old Machar Academy catchment areas. Greenbrae Primary School has a 71% capacity. Forecasts show there is enough capacity in the long term. Old Machar Academy has a capacity of 69%. Forecasts show it will go overcapacity in 2024 (102%).
Other Constraints	3	None known

B0215 – Berryhill Farm 1

SITE NUMBER: B02/15		NAME of SITE:
Nature of the proposal:	Residential (850 units) and Mixed-Use	Berryhill Farm
Checklist Score:	47	
Constraints:	Exposure, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>The majority of this site is already allocated for employment uses – the exceptions being a strip of land to the west of the golf club house and some land to the north and east of Berryhill. Although relatively close to existing facilities, the local schools could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents’ need to travel.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.

Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the northern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. Designated species within 100m of the site may be an issue. NESBReC data shows the following designated species: Eider. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.
Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.
Landscape Fit	1	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen.
Relationship to existing settlement	1	Residential development would appear isolated from the main urban area, disconnected by employment uses and the A90.
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.

Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 400m away.
Contamination	2	Evidence of some potential contamination at Berryhill Farm Mill dam & sluice that would need investigation.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 850 units, the schools would most likely not be able to cater for this.
Other Constraints	3	None known.

B0216 – Berryhill Farm 2

SITE NUMBER: B02/16		NAME of SITE: Berryhill Farm	
Nature of the proposal:	Residential (1,000 units) and Mixed-Use		
Checklist Score:	48		
Constraints:	Exposure, Relationship to existing settlement		
Recommendation:	Undesirable		
Justification:			
<p>All of this site is already allocated for employment uses. Although relatively close to existing facilities, the local schools could not cater for the demand generated by a development of this size. It is unlikely this scale of development could support the necessary neighbourhood facilities and services to significantly reduce residents' need to travel.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p>			

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.

Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the northern edge of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. Designated species within 100m of the site may be an issue. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.
Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.
Landscape Fit	1	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen.
Relationship to existing settlement	1	Residential development would appear isolated from the main urban area, disconnected by employment uses and the A90.
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.

Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.2km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 400m away.
Contamination	3	No evidence of contamination on the site.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.
Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 1,000 units, the schools would most likely not be able to cater for this.
Other Constraints	3	None known

B0217 – Berryhill Farm 3

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

Criteria	Score	Justification
Exposure	1	Site is very exposed with little vegetation or tree cover from northerly winds.
Aspect	2	Site gently slopes and is mostly southeast facing.
Slope	3	Slopes are generally fairly gentle.
Flood risk	2	The Mundurno Burn flows part way through the centre of the site and is prone to flooding so hard development would need to avoid this area.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	Evidence suggests there are probably bronze age pits, pot holes and flints running across most of the site. There is also a farmstead – Findlay Croft.
Natural Conservation	2	The land is cultivated and appears largely devoid of any woodland, tree cover or natural habitat. The northern part of the site is classified as Green Space Network (open and semi-natural). The site is identified as an area of potential bat habitat. A bat survey may therefore be required. NESBReC data shows the following designated species on site: Eider, Woodcock, Barn Owl. Designated species within the site may be an issue. Balgownie/Blackdog Links Local Nature Conservation Site lies to the west.
Landscape Features	2	Area is sparsely populated open farmland with few landscape features other than field boundaries. It is classed as prime landscape in the Aberdeen City Landscape Character Assessment.
Landscape Fit	1	Housing development would be unconnected to Denmore because of the A90 (Ellon Road). Without sensitive masterplanning, it could also interfere with views of the North Sea which visible eastwards from the A90 as you drive into Aberdeen. The land north of the current employment allocation forms part of an area which acts as a green space buffer between Bridge of Don and Blackdog and has the

		green belt function of helping to protect the identity of both areas. Its development would lead to urban sprawl.
Relationship to existing settlement	2	This would be a substantial residential development in its own right, although the A90 causes some severance with the main urban area at Bridge of Don.
Land Use Mix / Balance / Service Thresholds	3	Residential, retail and employment uses would introduce a mix to the area. Site is next to the Core Business Park and Findlay Farm which is zoned for employment.
Accessibility	2	Stagecoach bus routes (50/51, 260/263, 267/268) going out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 1km away.
Proximity to facilities - shopping / health / recreation.	3	Bridge of Don Retail Park is less than 800m away. Braehead Way is 2.8km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no paths within or adjacent to the site. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located within the site. Aberdeen Science and Energy Park is less than 800m away.
Contamination	3	Evidence of some potential contamination at Berryhill Farm Mill dam & sluice and Tarbothill Farm that would need investigation.
Land Use Conflict	3	There are unlikely to be any conflict issues from this largely residential proposal.

Physical Infrastructural Capacity	2	Some constraints as closest gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	1	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 2,000 units, the schools would most likely not be able to cater for this. A primary school could be provided on site.
Other Constraints	3	None known.

B0218 – Causewayend

SITE NUMBER: B02/18		NAME of SITE: Causewayend	
Nature of the proposal:	Residential (280 units)		
Checklist Score:	48		
Constraints:	Greenbelt, Landscape fit, Landscape features		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This site is relatively flat and forms part of the countryside to the north of the city. Its development would encroach onto the greenbelt and would potentially result in the loss of ancient woodland which helps to screen the residential area of Bridge of Don. The site was considered at the Examination into the 2017 LDP where the reporters concluded as follows: ‘The site is significantly more prominent in views from the north than the existing housing areas at Middleton Park, which are largely screened in approaches to the city on the B997. Development would therefore constitute a significant urban extension into open countryside. While the B997 and existing tree belts would provide a strong green belt boundary around parts of the proposed development, much of the southern boundary consists of a relatively weak field boundary. The site is distant from most local facilities.’</p> <p>These circumstances have not changed since then and it is considered that the site should remain as green belt.</p>			

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

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

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

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

B0219 – Perwinnes

SITE NUMBER: B02/19		NAME of SITE: Perwinnes
Nature of the proposal:	Mixed-Use (227ha): Housing: 3,000 – 4,000 units, Employment, Retail. Potential for a range of uses incl education, community and retirement living.	
Checklist Score:	46	
Constraints:	Landscape fit, Relationship to existing settlement, Proximity to facilities	
Recommendation:	Undesirable	
<p>Justification:</p> <p>There are relatively few planning constraints on this site apart from its exposure to northerly and coastal winds. However, this is open farmland and Perwinnes is a highly visible exposed hill. It is a landmark that provides a backdrop to development at Bridge of Don and helps to contain it. Other than the Mundurno Burn and former sand and gravel pit at Leuchlands which forms a distinctive mound to the east, there are no other significant features in the area which could be used to form a strong green belt boundary. The site is poor in access terms, although it may be large enough to support its own services and facilities (including new schools) and public transport. This may help to reduce car dependence. However, development breaking out over the lower ground to the south before climbing up Perwinnes Hill would add to a sense of urban sprawl and isolation unconnected to the existing urban area.</p> <p>This site was considered during the Examination into the 2012 and 2017 LDPs. The reporters concluded that the greenbelt status of the land at Perwinnes is appropriate as it helps contain the northern part of Aberdeen in landscape terms. Its development would be a major incursion into open countryside and significantly affect the landscape of the city.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

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

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

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

B0220 – Cloverhill

SITE NUMBER: B02/20		NAME of SITE: Cloverhill (part of OP2)
Nature of the proposal:	Residential (500-600 units), Employment, Community uses	
Checklist Score:	51	
Constraints:	Exposure, Relationship to existing settlement, Loss of employment land	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This site is allocated in the extant local development plan for business and industrial uses (OP2 Berryhill and Murcar). It is part of the 175 hectares of employment land allocated upto 2035. The overall allocations are more than required by the Strategic Development Plan however it is necessary to ensure that 60 hectares of employment land is available at all times. The site also contains a Development Framework that was approved as local planning advice in 2017. Residential and community uses development on the site is therefore considered to be undesirable as it would result in the loss of allocated employment land.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	All of the areas to the east of the A90 are exposed to the coast and there is no shelter from trees or landforms in this area.
Aspect	2	East facing
Slope	3	Gently sloping throughout
Flood risk	2	The Silver burn flows across the southwestern part of the site and the Glashieburn is culverted through the central area. SEPA flood maps indicate a number of areas of surface water flooding over the site.
Drainage	3	Site appears freely drained. Aquifer superficial deposits – high productivity around the Silver Burn. Aquifer productivity – low; Groundwater vulnerability – 3 (moderate).
Built / Cultural Elements	3	Sites and Monuments Record shows Smithy Cottages are located along Ellon Road, and potentially a well built over by a dual carriageway. There is also a farmstead – Findlay Croft.
Natural Conservation	3	There are no Local Nature Conservation sites within proximity. The central and south western part of the site is classified as Green Space Network that is linked to 3 other Green Space areas. According to NESBReC, giant hogweed is present on site. West European Hedgehogs have also been recorded on site.
Landscape Features	3	This is an open area of farmland and part of the coastal plain to the east of the A90. There are no significant landscape features in the area but the site does allow views of the sea when approaching Aberdeen along the A90.
Landscape Fit	2	Whilst there is little context for urban development here, it is zoned for employment land. There is a risk that development could result in the loss of views of the sea on one of the main gateways into Aberdeen.

Relationship to existing settlement	1	Residential use is proposed on employment land. If Findlay Farm and the Core are developed it would result in the area being entirely surrounded by employment uses. The A90 is a considerable barrier hindering penetration into the urban areas to the west.
Land Use Mix / Balance / Service Thresholds	3	Residential and community uses would introduce a mix to the area and could introduce new facilities. Site is next to the Core Business Park and Findlay Farm which is zoned as specialist employment use.
Accessibility	2	Bus routes (50/51, 260/263, 267/268) going into Aberdeen City and out to Ellon, Mintlaw and Fraserburgh run along Ellon Road. The closest bus stop is more than 800m away.
Proximity to facilities - shopping / health / recreation.	3	Denmore commercial centre is less than 800m away. The Jesmond Centre and Old Machar Medical Practice are approximately 2km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	No footpaths within the site. Core Path 107 (Dubford Road to Ellon Road) is less than 500m to the east. Blackdog to Union Street cycle route runs alongside footpaths on the A90 Ellon Road.
Proximity of employment opportunities.	3	The Core Business Park is located less than 400m north of the site.
Contamination	3	Evidence suggests there is potentially contamination at Denmore Smithy, to the north west of the site. This is unlikely to hinder development in any significant way.
Land Use Conflict	2	Site is within the Aberdeen Airport Safeguarding zone (buildings/structures exceeding 45m and 90m need to consult the airport). This is unlikely to be an issue. The area could be surrounded by employment uses and residential development could constrain some of the uses that could otherwise go there.

Physical Infrastructural Capacity	3	Gas networks run along Ellon Road, and water networks are across Ellon Road towards Denmore.
Physical Infrastructure Future	3	No constraints.
Service Infrastructure Capacity	2	Site lies within Scotstown Primary and Bridge of Don Academy catchment areas. Scotstown Primary School is within capacity (68%) will remain so in the long term (78% in 2025). Bridge of Don Academy has capacity at present (73%) however it is forecast to go over capacity in 2025 (101%). Given the development is for 500-600 units, the schools would most likely not be able to cater for this.
Other Constraints	2	Land is zoned for employment uses.

B0221- Balgownie Area 2

SITE NUMBER: B02/21		NAME of SITE: Balgownie Area 2
Nature of the proposal:	Employment (3.6ha)	
Checklist Score:	56	
Constraints:	Urban green space	
Recommendation:	Undesirable	
Justification:		
<p>The site is south facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. It is however noted that this part of the playing fields is not as high quality as the others and appears to be used less. Access to the site can be made possible via Balgownie Drive. Surrounding uses are residential in nature, and the Aberdeen Science and Technology Park is situated close-by, therefore class 4 type employment uses would not significantly conflict with these. However, the Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. Given the extent of available employment land in the city (including vacant in the adjacent Science and Technology Park), it is felt that this site should not be allocated for employment use.</p>		

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

Flood risk	3	No known risks of natural or man-made flooding on the site.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments on site. Danestone House Walled Garden (Category B, extensive walled garden) located north-west outside the site boundary. There is one Site and Monuments record on the southern boundary (Balgownie House).
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP. There is some woodland to the southeast.
Landscape Features	2	Urban Greenspace. Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment.
Landscape Fit	3	The development would provide an extension to the already existing Aberdeen Science and Technology Park, therefore would be unobtrusive to the existing landscape.
Relationship to existing settlement	3	Within close proximity to the Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	2	Whilst the site 'Balgownie Area 2' includes only Area 2 proposing business use facilities, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance.
Accessibility	3	Bus route 8 and 18 runs along Gordon Brae with bus stops 181m away from the site.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is approximately 696m away. There are a limited range of local shopping facilities 712m away at Braehead Way. The nearest primary school is Danestone School which is 662m away (Braehead Primary is 983m away); nearest secondary school is Bridge of Don Academy (772m). Danestone Medical Practice is 829m away from site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs north (422m away) and west (474m away) of the site. There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs just west of the site (166m away).
Proximity of employment opportunities.	3	The site sits 1.32m away from Aberdeen Science and technology Park). The nearest District center is within 1.2km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	Part of the site is not currently in use, the rest of it is used as a sports pitch. It is proposed that the development on site will provide an extension to the already existing Aberdeen Science and Technology Park, thus not likely to conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025. Given the nature of this proposal education capacity would not be applicable.
Other Constraints	1	Site is zoned as Urban Green Space and is in recreational use.

B0222 – Land at North Denmore

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

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

Slope	2	The site slopes gently east but there are steeper areas that appear to have been terraced in the past.
Flood risk	3	No flood risks identified on the SEPA flood map and no flooding incidents in the area.
Drainage	3	The site is sloping and appears to be well drained.
Built / Cultural Elements	3	There are no historic built or cultural elements on the site
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	This is an open undeveloped area surrounded by built development. Although it provides a green outlook for the houses immediately surrounding it, there are no other significant landscape features on the site.
Landscape Fit	3	As above – other than the loss of an open view to the houses immediately surrounding the site – any development here would become part of the existing urban fabric.
Relationship to existing settlement	3	The site is already identified for development and is centrally located in the residential area of North Denmore.
Land Use Mix / Balance / Service Thresholds	1	The site is reserved for a community centre, primary school, local shops etc. The opportunity to develop these in an area currently lacking in facilities (other than the primary school at Greenbrae) would be lost.
Accessibility	3	Site is adjacent to the No 8 and X40 bus services
Proximity to facilities - shopping / health / recreation.	2	There are limited facilities within 800m of the site – the primary school at Greenbrae and the retail area at North Denmore

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

B0223 – Balgownie

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

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

Relationship to existing settlement	3	Within close proximity to Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie' includes only Area 1 proposing improved sport/leisure facilities, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance.
Accessibility	3	Bus route 8/18 runs along Gordon Brae with bus stops 325m away from the site.
Proximity to facilities - shopping / health / recreation.	3	The nearest neighborhood center is approximately 641m away from the site. There is a limited range of local shopping facilities 629m away at Braehead Way. The nearest primary school is Danestone School which is 614m away (Braehead Primary is 915m away); nearest secondary school is Bridge of Don Academy (702m). Danestone Medical Practice is 818m away from site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the North (262m away) and West (358m away) of the site. There is a dual use path/pavement 306m to the west of the site.
Proximity of employment opportunities.	3	The site sits 205m away from Aberdeen Science and Technology Park. The nearest District center is 1km and Bridge of Don Retail Park is 2.2km away from the site.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	Area 1 is currently used as a sports pitch, and the proposal is to develop improved sport & leisure facilities (incl modernizing pavilion and improvements to drainage & pitch surfaces). Therefore, it is not likely that there will be any land use conflict.
Physical Infrastructural Capacity	3	No known constraints.

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

B0224 – Balgownie Area 3

SITE NUMBER: B02/24		NAME of SITE: Balgownie Area 3	
Nature of the proposal:	Residential (up to 117 houses)		
Checklist Score:	58		
Constraints:	Urban green space		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is southwest facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. Access to the site for future development can be made possible via Gordon Brae Road. This part of the playing fields is flat of high quality and is well used for recreation. SPP paragraph 226 states that outdoor sports facilities should be safeguarded from development and the development of this area would not meet the exemptions to this because it is of high quality and no clear excess of provision has been demonstrated. Although surrounding uses are residential and would not conflict with the proposed use, it is felt that the site should be retained as urban green space.</p>			

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt running along the west of the site.
Aspect	3	Southwest facing
Slope	3	No slope. Majority of site is flat as it is currently used as playing fields.

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

		The nearest primary school is Danestone School which is 374m away (Braehead Primary is 1.1km away); nearest secondary school is Bridge of Don Academy (936m). Danestone Medical Practice is within 600m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the North (211m away) and West (156m away) of the site. There is a dual use path/pavement 141m to the west of the site.
Proximity of employment opportunities.	3	The site sits 394m away from Aberdeen Science and Technology Park. The nearest District center is within 1km.
Contamination	3	No known contamination issues.
Land Use Conflict	2	The proposed use for the site would be the development of 117 houses. As the site sits within the Danestone residential area, it is not likely that there will be conflict with adjoining land uses.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site is zoned as Urban Green Space and is a high-quality recreational facility.

B0225 – Balgownie Area 4

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

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

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

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

B0226 – Balgownie Area 5

SITE NUMBER: B02/26		NAME of SITE: Balgownie Area 5	
Nature of the proposal:	Residential (2.1ha: upto 65 houses)		
Checklist Score:	57		
Constraints:	Urban green space		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is southwest facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space, as part of the Balgownie Playing Fields. Access to the site for future development can be made possible via Gordon Brae Road. This part of the playing fields is flat of high quality and is well used for recreation. SPP paragraph 226 states that outdoor sports facilities should be safeguarded from development and the development of this area would not meet the exemptions to this because it is of high quality and no clear excess of provision has been demonstrated. Although surrounding uses are residential and would not conflict with the proposed use, it is felt that the site should be retained as urban green space.</p>			

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt running to the north and south of the site.
Aspect	3	South facing
Slope	3	The majority of the site is flat as it is currently used as playing fields.

Flood risk	3	No known risks of natural or man-made flooding on the site, does not appear to be a significant constraint.
Drainage	3	Site is freely drained.
Built / Cultural Elements	3	No listed buildings/scheduled monuments within the site.
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Area classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Largely urban greenspace, within a residential/urban area.
Landscape Fit	2	Development would provide residential use to an existing residential/urban area.
Relationship to existing settlement	3	Within close proximity to the Bridge of Don area.
Land Use Mix / Balance / Service Thresholds	3	Whilst the site 'Balgownie Area 5' includes only Area 5 proposing residential use, the 5 areas together constitute a mix of residential, sport/leisure and business use thus creating a balance
Accessibility	3	Bus route 1/8 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighborhood center is approximately 777m away from the site. Limited range of shopping facilities are 814m away at Braehead Way. Danestone primary school is within 364m of the site (Braehead Primary is 1km away); Bridge of Don Academy is 893m away. Danestone Medical Practice is within 600m of the site.
Direct footpath / cycle connection to community	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs to the north (94m) and west (143m) of the site. There is a dual use path/pavement 155m west of the site.

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

B0227 – North of Balgownie

SITE NUMBER: B02/27		NAME of SITE: Land to North of Balgownie Playing Fields
Nature of the proposal:	Residential (0.6ha: upto 18 houses)	
Checklist Score:	54	
Constraints:	Green space network, Urban green space, Proximity to the A90	
Recommendation:	Undesirable	
Justification:		
<p>The site is south facing, well-sheltered with little risk of flooding. It is zoned in the extant local development plan as urban green space and the northern part of the site is also green space network. The site is relatively small, and it is felt that once a tree buffer zone is implemented, there will be little room for 18 houses. Also, it sits close to the A90 which is busy, and noise may be a potential issue. The potential loss of trees makes the development of this site undesirable.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Surrounded by tree belt.
Aspect	3	South facing
Slope	3	Relatively flat.

Flood risk	2	According to SEPA Flood Risk Maps, there is 0.5% chance of a flood happening in any one year at the North East corner of the site. There are no recorded flood incidents on the site. Although this does not imply a total absence of flood risk, it would not appear to be a significant constraint.
Drainage	3	No drainage issues present on the site visit.
Built / Cultural Elements	3	No listed buildings/scheduled monuments. Concrete structure about 1.5m high on site.
Natural Conservation	2	Danestone/Balgownie/Westfield Park Green Space Network (Site No. 8) covers entire site. Site is zoned as Urban Green Space in the 2017 ALDP.
Landscape Features	2	Urban Greenspace. Area classed as Prime Landscape in the Aberdeen Landscape Character Assessment. Potentially some loss of tree belt for access. Mature trees on site.
Landscape Fit	2	The development would provide housing in an established residential area, therefore would be unobtrusive to the existing landscape. However, the site sits to the east of the A90/Gordon Brae roundabout and directly to the south of the A90.
Relationship to existing settlement	3	The development will provide 18 residential units in an already residential area (Danestone). The development will fit reasonably well with the existing settlement.
Land Use Mix / Balance / Service Thresholds	2	Whilst the site 'Land to North of Balgownie Playing Fields' includes only this proposal of 18 houses, the 5 areas within the entire site and Land to West of Balgownie Road together constitute a mix of residential, sport/leisure and employment use thus creating a balance.
Accessibility	2	Bus route 1/8 runs along Gordon Brae with bus stops 156m away from the site on Gordon Brae. Site is very close to a roundabout on the A90 (The Parkway) which would make access to and from the site difficult.
Proximity to facilities - shopping / health / recreation.	2	The nearest neighborhood center is approximately 850m away. Limited range of shopping facilities within 875m at Braehead Way. Danestone Primary is 297m away, Braehead Primary is 1km away; and Bridge of Don Academy is 965m away. Danestone Medical Practice is within 464m of the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs along the northern and western boundary of the site. There is a dual use path/pavement (Diamond Bridge: the Parkway to Gordon's Mills Road) that runs just west of the site and an on-road cycle lane (The Parkway: Gordon Brae to Hillhead Cottages – Balgownie Road) just to the north of the site.
Proximity of employment opportunities.	3	The site is 542m away Aberdeen Science and Technology Park. The nearest District center is 886km away.
Contamination	3	No known contamination on site.
Land Use Conflict	2	As much of the land surrounding the site is of residential use, it is not likely that there will be any land use conflict as the proposed use is also residential. However, site is also adjacent to Buckie Farm Stonehouse Pub therefore noise and food smells may be a potential issue. Noise from the A90 is also a potential issue.
Physical Infrastructural Capacity	3	No known constraints
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	2	Site is zoned as Urban Green Space. Recreational value is more limited than on other parts of the site.

B0228 – Land West of Balgownie Road

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

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds. Tree belt to the north and east of the site. Recently planted trees within the site.
Aspect	3	South facing
Slope	2	Quite steep, terraced, with north of the site being the steepest with a gradient of 1:12.
Flood risk	3	SEPA flood maps show no natural or manmade flood risks on site.

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

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 26 (Jesmond Drive to Grandhome Drive) runs on the northern boundary of the site. There is an on-road cycle lane (The Parkway: Gordon Brae to Hillhead Cottages – Balgownie Road) that runs along the northern boundary of the site of the site.
Proximity of employment opportunities.	3	The site sits 243m away from Aberdeen Science and Technology Park. The nearest District center is within 773m of the site.
Contamination	3	There are no known contamination issues on the site.
Land Use Conflict	2	The site is currently covered in recent planted trees with paths running throughout. As these trees have been planted quite recently and are quite extensive over the site, erecting 100 houses may cause a land use conflict. However, adjacent land use is largely residential, therefore there would not be any land use conflict with nearby uses as the proposed use is also residential.
Physical Infrastructural Capacity	3	No known constraints
Physical Infrastructure Future	3	No known constraints.
Service Infrastructure Capacity	3	Primary School: Braehead Primary – currently at 81% capacity. It is forecasted to be at 85% capacity by 2025. Secondary School: Bridge of Don Academy – currently running at 73% capacity. It is forecasted to go over capacity by 2025.
Other Constraints	1	Site zoned as urban greenspace and appears to be well used for informal recreation.

B0229 – Site adjacent to Persley Croft

SITE NUMBER: B02/29		NAME of SITE: Site Adjacent to Persley Croft
Nature of the proposal:	Residential (2.42ha: 25 detached/semi-detached houses)	
Checklist Score:	45	
Constraints:	Access and connectivity	
Recommendation:	Undesirable	
Justification:		
<p>The site is subject to significant constraints regarding access. The site is considered to be undesirable for development due to its location directly on the A90 trunk road (The Parkway), which is a major transport route. The Parkway severs the site from nearby residential development, service and facilities at Danestone, and would be very difficult and hazardous to cross for pedestrians and cyclists. The Parkway is a robust Green Belt boundary in this area. Considering the plans for development of 7,000 homes and 5ha of employment land at OP9 Grandhome, it cannot be assumed that this road will become a significantly quieter local road after the AWPR is completed.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds
Aspect	3	South facing slope.
Slope	2	Gentle south facing slope (gradient 1:18).

Flood risk	3	No part of the site is identified as being at risk of flooding according to SEPA Indicative Flood Risk Maps. There are no watercourses on the site and previous flooding incidents have not been recorded.
Drainage	3	Site is freely drained.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments on site. Existing derelict agricultural buildings present on site. Archaeological finds have been made in close proximity to the site (including a Middle Bronze Age axe head), and the site of a former smithy is also close by. This indicates that the site itself may be of archaeological interest but there is not considered to be any significant constraints with regards to built or cultural elements.
Natural Conservation	2	A pocket in the south of the site is part of the Green Space Network. The site falls within an area of potential bat habitat (woodlands), and a bat study may be required. Designated species recorded by NESBREC for this site: Wych Elm. Note the area to the north of the site (formerly a District Wildlife Site) is no longer designated as a Local Nature Conservation Site. There is a small area of Ancient Woodland off site to the north; this should not be affected.
Landscape Features	2	Site is classed as Prime Landscape in the Aberdeen Landscape Character Assessment. The site is currently agricultural grazing land, bounded by low dry-stone walls. An area of woodland, some of which is ancient woodland, lies outside of the boundary to the north of the site. According to the supporting statement this woodland will be retained, and as such would not impose significant constraints on development of the site.
Landscape Fit	2	The site is highly visible to traffic driving along the A90. Development of this site would form an isolated island of development on the western side of the Parkway, surrounded by open fields and dense tree cover. However, there is residential development clearly visible directly opposite on the eastern side of the Parkway, so residential development on the proposed site would not be entirely out of keeping with its immediate setting. The northern-bound approach up the Parkway would also be improved by the removal of the derelict agricultural buildings. However, the Parkway maintains a robust and easily identifiable green belt boundary.

		The site is currently designated as Green belt, and contributes to the landscape setting of Danestone, where the current built up area is clearly bounded by The Parkway. Therefore, it is considered that development of this site would intrude slightly into the surrounding landscape.
Relationship to existing settlement	1	The site is separated from the nearby residential development at Danestone by the A90 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for the majority of cyclists. Vehicular access/egress is likely to be difficult and dangerous due to poor visibility and busy, fast traffic in both directions. With significant new development planned at Grandhome, it is not possible to assume that the Parkway will become a significantly less busy local road once the AWPR has been completed.
Land Use Mix / Balance / Service Thresholds	1	The proposed new development is for residential only. It is a relatively small site and the proposal (25no houses) is unlikely to provide or help attract any new services or facilities. Therefore, it will not contribute to an improved mix of uses in the area.
Accessibility	2	The nearest bus stop is under 400m walking distance (343m) away at Persley Bridge/Danestone (First Services 8 & 18). It is uncertain if a bus stop to serve the site would be able to be provided on The Parkway to service the site directly.
Proximity to facilities - shopping / health / recreation.	3	The nearest shopping facilities to the site are at the Tesco Extra at Danestone, which are 317m away. This provides an opticians and pharmacy in addition to general retailing. There is a Health Club and Spa 482m away from the site. Danestone Medical practice is 840m from the site. Danestone School is 991m away and Bucksburn Academy is 1.9km away.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Site is separated from the nearby residential development, services and facilities at Danestone by the A90 (The Parkway). The Parkway is a busy trunk road, which could not be crossed safely by pedestrians at most times of the day and would be unsuitable for most cyclists. Once the Parkway has been crossed, there are no pedestrian connections into Danestone through the bank of homes opposite. There are no core paths or cycle network present on or near the site.

Proximity of employment opportunities.	2	The nearest district center is 189m away from the site. There are limited employment opportunities within 1.6km of the site, at the Mugiemoos Industrial Estate.
Contamination	2	The northern half of the site is identified as being potentially contaminated. It is the site of the former Persely Quarries and has been the subject of extensive infilling. There is therefore the likelihood of contamination. If this site were to be developed, this Service would require a risk-based site investigation in accordance with best practice as detailed in BS10175:2017 and a detailed risk assessment.
Land Use Conflict	2	Working scrap yard situated less than 100m from the southern boundary of the site may pose noise and air quality issues for development on the proposed site. There is currently a tree belt acting as a buffer between the site and the scrap yard. It is unclear how significant this effect would be and it is likely that any effect could be mitigated.
Physical Infrastructural Capacity	3	Site is fully serviced in terms of water and electricity. Other utility connections unknown.
Physical Infrastructure Future	3	Using the Think Broadband Checker, it is evident that Fiber internet is available in the postcode. Being near to a residential area and with the Grandhome development underway, it is likely that fast broadband will be rolled out in the area in the future.
Service Infrastructure Capacity	2	Secondary School: Site within the catchment of Bucksburn Academy. 2018 – currently under capacity at 87%. Predicted year over capacity 2020, and by 2025 it is forecast that the school will be over capacity by 137%. Primary School: Site within catchment of Grandhome interim at Danestone. 2018 – currently under capacity at 69%. 2025 – forecast to still be under capacity at 89% in 2025.
Other Constraints	1	It is likely that car access could only be served by a left in/left out arrangement which would be half way up an overtaking lane. This is considered unsuitable.