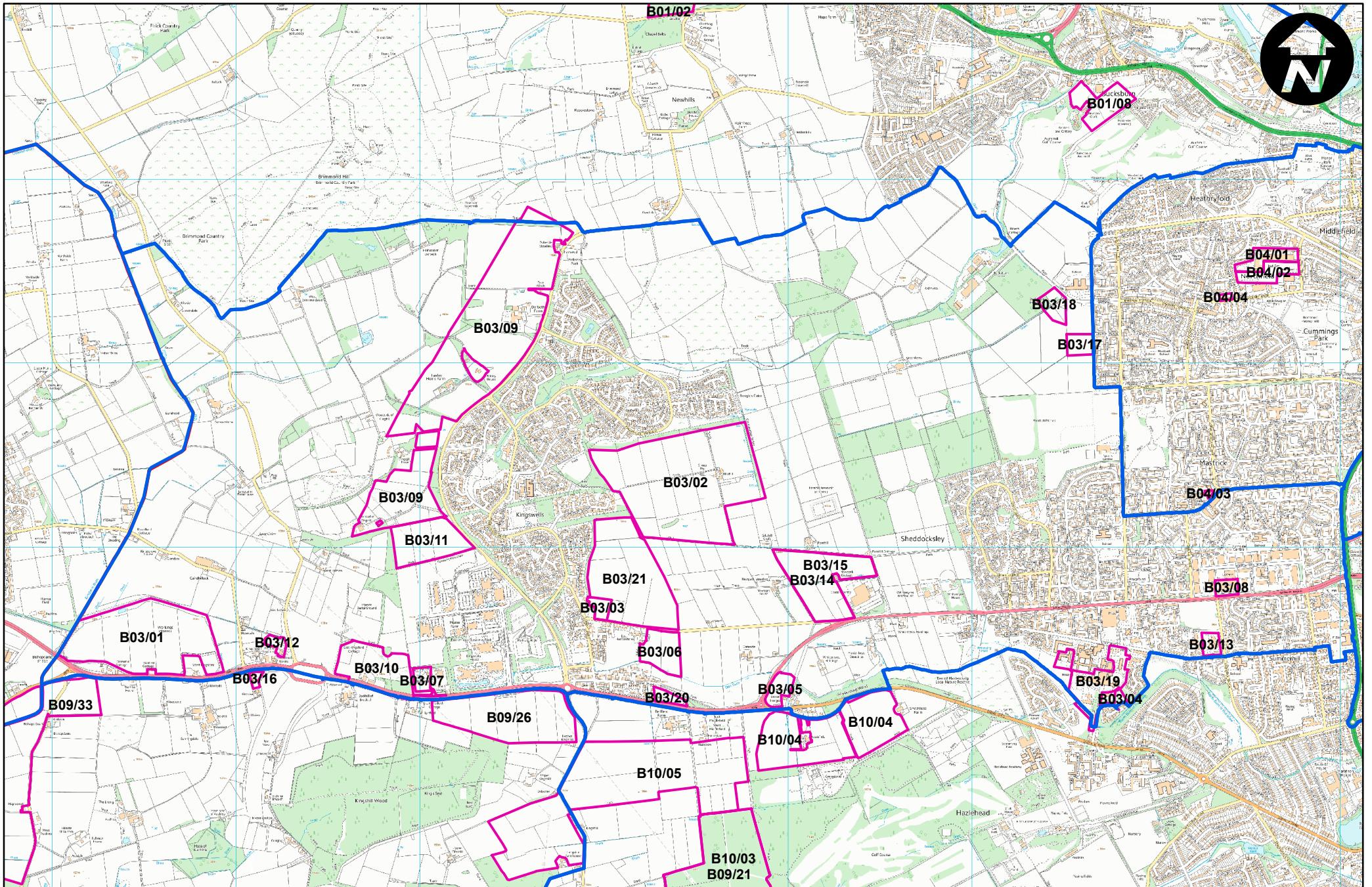


## **Ward 3 – Kingswells/Sheddoxley**

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



0 600 1,200

2,400 Metres

1:27,000

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## B0301 – New Stadium at Kingsford

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

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

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

<b>Accessibility</b>	2	There is a bus stop along the A944 (350m from the centre of the site) with Stagecoach route 777 running between Old Meldrum and Dyce Kirkhill Industrial Estate. Stagecoach route X17 travels along the A944 running between Aberdeen and Westhill/Echt. However, the closest bus stop would be on Straik Road in Westhill which is more than 2km away.
<b>Proximity to facilities - shopping / health / recreation.</b>	1	Tesco Superstore is more than 1km from the site. Lawson Playing Fields are around 650m west of the site. Kingswells Medical Practice is over 2km away. Multiple other facilities are also more than 1km from the site.
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	3	There is a cycle lane that runs along the A944. Core Path 91 (Westhill Road to Queens Road) runs along the A944, south of the site.
<b>Proximity of employment opportunities.</b>	3	Arnhall Business Park is within 400m of the site.
<b>Contamination</b>	1	Records show two significant areas of contamination on site.
<b>Land Use Conflict</b>	1	A stadium and sports facilities are being proposed within the greenbelt. This would generate additional traffic and noise in the area.
<b>Physical Infrastructural Capacity</b>	3	No anticipated constraints.
<b>Physical Infrastructure Future</b>	3	No anticipated constraints.
<b>Service Infrastructure Capacity</b>	3	Site is in the catchment area of Westhill Primary and Westhill Academy CEC. However, given the nature of the proposals, education capacity would not be applicable.
<b>Other Constraints</b>	3	There are gas pipelines in the area but no other relevant constraints.

## B0302 – Gillahill

<b>SITE NUMBER:</b> B03/02		<b>NAME of SITE:</b> Gillahill
<b>Nature of the proposal:</b>	Residential (650 houses), Primary School, Civic Space, Café	
<b>Checklist Score:</b>	54	
<b>Constraints:</b>	Green belt	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>  The site has scored well in most of the criteria. It is generally flat with reasonable shelter and is well related to the wider Kingswells area. It was however considered during the examination into the 2012 and 2017 LDPs. The reporter concluded that its green belt status was appropriate, and its development would result in significant encroachment into the existing open gap that separates Kingswells from Aberdeen. In addition, there is no primary school capacity at Kingswells, although the proposal seeks to include a primary school as part of the development. It is felt that the site's green belt function still stands therefore making the site inappropriate for residential development.  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.		

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

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

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

## B0303 – Sunnyfield

<b>SITE NUMBER:</b> B03/03		<b>NAME of SITE:</b> Sunnyfield
<b>Nature of the proposal:</b>	Residential (24 houses)	
<b>Checklist Score:</b>	54	
<b>Constraints:</b>	Greenbelt	
<b>Recommendation:</b>	Undesirable	

**Justification:**

The site is south facing, with good drainage, no risk of flooding, and with little or no loss of nature conservation or built/cultural heritage elements. The site is reasonably connected to the existing settlement and there is a core path within close proximity linking Kingswells to Aberdeen. It is zoned as green belt in the extant local development plan. It would however, be more elevated than other development in the area and as a result, development would be prominent. There is also a significant slope. It is part of an area which separates Kingswells from Aberdeen and it is considered that it should remain as green belt.

Criteria	Score	Justification
<b>Exposure</b>	1	Site is on the brow of a hill and is open and exposed to the north with little tree cover/vegetation.
<b>Aspect</b>	3	South facing site.
<b>Slope</b>	1	Average gradient across the site is 1:11.
<b>Flood risk</b>	3	No natural or man-made risks of flooding.
<b>Drainage</b>	3	No evidence of waterlogging on site.

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

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

## B0304 – Land at Woodend Hospital

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

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

<b>Flood risk</b>	3	SEPA Flood Maps show there is a little chance (0.1%) of surface flooding to the east corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However there have been no flooding incidents on or near the site.
<b>Drainage</b>	3	No evidence of waterlogging on the site.
<b>Built / Cultural Elements</b>	3	Site comprises woodland and grassland with overgrown bushes. There will be no loss of built or cultural elements. It is recognized that Woodend Hospital to the north has Category B-listed features. Any development would need to take this into consideration.
<b>Natural Conservation</b>	1	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site (ref. no 251). These cover the broadleaf and coniferous trees on site. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area.  There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. Records also show the area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dunnock. During the site visit a deer was present on site.  Site is part of the North Burn of Rubislaw Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the local wildlife and species.
<b>Landscape Features</b>	1	Site is undeveloped and comprises several mature trees and overgrown bushes. Redevelopment would result in the likely loss/disturbance of these.

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

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

## B0305 – Gateside Farm

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

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

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

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

## B0306 – Huxterstone, Kingswells

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

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

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

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

## B0307 – Land adjacent to Ardene House

<b>SITE NUMBER:</b> B03/07		<b>NAME of SITE:</b> Land Adjacent to Ardene House	
<b>Nature of the proposal:</b>	Proposed that the site be used for Class 3 development, including hot food takeaways, drive-thrus. (Approx floor area: 1000sqm). (Currently zoned as a Specialist Employment Area and is part of OP29).		
<b>Checklist Score:</b>	51		
<b>Constraints:</b>	Landscape fit, relationship to existing settlement, potential increase in traffic.		
<b>Recommendation:</b>	Undesirable		
<b>Justification:</b>			
The site is well-sheltered and is flat. It is zoned as a specialist employment area in the extant local development plan and is part of OP29 Prime Four. Development of the site for class 3 uses would not directly support the existing uses on site and would erode the nature of the allocation of which the aim is to maintain a high quality employment environment. In addition, development of a drive-thru/hot food take-away is likely to result in additional traffic onto the A944. This is likely to be compounded with the site being located in close proximity to an AWPR intersection. It would be undesirable to allocate this site for class 3 development including a drive-thru.			

Criteria	Score	Justification
<b>Exposure</b>	3	Good shelter – tree belt to the North and West of the site.
<b>Aspect</b>	2	East facing.
<b>Slope</b>	3	Site is flat.
<b>Flood risk</b>	2	According to SEPA Flood Risk Map, there is little risk of flooding on the site. There have been no flooding incidents recorded on site. The Denburn runs along the southern, northern and the top half of the western boundary of the site.

<b>Drainage</b>	3	Site slightly raised – appeared freely drained on site visit.
<b>Built / Cultural Elements</b>	3	No listed buildings or scheduled monuments recorded on site. Sites and Monuments Documentary Record shows there was a Quaker meeting House in the northern part of the site.
<b>Natural Conservation</b>	2	Part of the site sits within an area of potential bat habitat (woodland); a bat survey may be required. The tree belts surrounding the site are Green Space Network. TPO 195 (Skene Road) is located to the south and east of the site. NESBReC records indicate the presence of Invasive Non Native Plant Species Rhododendron in the area.
<b>Landscape Features</b>	2	Site currently has a horse/animal pen in the centre, and some animal/horse sheds in the northeast. The site is largely flat and open and has views across to Kingshill Woods. There are mature trees to the north and west. It is classified as open farmland in the Landscape Character Assessment.
<b>Landscape Fit</b>	1	The site sits next to the A944 and is visible to passing traffic as there is no screening from trees. The proposal of a Drive-Thru is likely to cause an increase in traffic along the A944, and as the site is located just 545m east of the AWPR junction this could present a constraint. Much of the surrounding landscape includes trees (including Kingshill Woods) and open farmland and so the development of hot food takeaways and drive-thru's is likely to intrude significantly into the surrounding landscape. It is accepted however that this context will change over time as Prime Four continues to develop.
<b>Relationship to existing settlement</b>	1	Immediately to the east of the site sits a Veterinary Hospital, and further to the east is Prime Four Business Park. The proposed development is not likely to be related to these developments, and a drive-thru would be out of place in this specific location.
<b>Land Use Mix / Balance / Service Thresholds</b>	2	Currently there are no existing hot food, takeaways or drive-thru's in the immediate area of the site, therefore the development could be adding to the land use mix.
<b>Accessibility</b>	3	The nearest bus stop is located 96m to the south of the site along the A944. Stagecoach Service N17 (Westhill – Aberdeen) and Bains Coaches Service 777 both stop here.

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

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

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

<b>Criteria</b>	<b>Score</b>	<b>Justification</b>
<b>Exposure</b>	3	Well sheltered from northerly winds due to existing built up area. Some trees present at the southern boundary of the site, separating the site from the Lang Stracht.
<b>Aspect</b>	3	South facing site.
<b>Slope</b>	3	Flat site

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

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

## B0309 – Derbeth, Kingswells

<b>SITE NUMBER:</b> B03/09		<b>NAME of SITE:</b> Derbeth, Kingswells	
<b>Nature of the proposal:</b>	Residential (700 houses) and Primary School		
<b>Checklist Score:</b>	47		
<b>Constraints:</b>	Greenbelt, Green space network, Priority habitat, AWPR		
<b>Recommendation:</b>	Undesirable		
<b>Justification:</b>			
Derbeth was considered during the examination into the 2012 and 2017 LDPs. The reporter concluded that its green belt status was appropriate as it occupies rising ground between Kingswells and the AWPR. Also, C89C Chapel of Stoneywood – Fairley Road forms a strong greenbelt boundary, and the rising agricultural land to the west (Derbeth) makes a clear contribution to the landscape setting of Kingswells. In addition, there is no primary school capacity at Kingswells, although the proposal seeks to include a primary school as part of the development.			
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	Around half of the site (to the north) is more exposed to northerly winds due to topography. To the south, there are several tree belts to the east.

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

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

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

## B0310 – Prime West

<b>SITE NUMBER:</b> B03/10		<b>NAME of SITE:</b> Prime West
<b>Nature of the proposal:</b>	<p>Rezoning of land to allow 1,400sqm of local convenience floorspace and 13,900sqm of comparison floorspace. Retail uses will exclude department store and fashion/clothing to avoid direct competition with the City Centre.</p> <p>Land part of OP29.</p> <p>Area 1 – Eastern third of the site            Area 2 – Middle section of the site (including garage and caravan park)            Area 3 – Western third of the site, adjacent to AWPR junction</p>	
<b>Checklist Score:</b>	Area 1: 45 Area 2: 46 Area 3: 51	
<b>Constraints:</b>	Oil and Gas Pipeline, Electricity pylon, Priority Habitat, Drainage, Contamination.	
<b>Recommendation:</b>	Undesirable	
<b>Justification:</b>	<p>The site has been separated into 3 different areas for ease of the site assessment. The entire site is generally south facing. Areas 1 and 2 are largely sheltered via thick tree belts however they are steep with gradients of more than 1:12. Area 3 although being much flatter is quite exposed and has little vegetation providing shelter from northerly winds. Area 1 has poor drainage while Areas 2 and 3 are freely drained. Development on the site is likely to result in the loss of several mature trees that are present on site.</p>	

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

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

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

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

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

	Area 2: 2	Area 2 contains a garage and caravan park on site. Tree belt classed as a Priority Habitat may be lost.
	Area 3: 3	Largely open farmland with unlikely loss of trees or hedge rows.
<b>Landscape Fit</b>	Area 1: 2	Area 1 is low lying, however views onto the site from the A944 are relatively obscured by hedges/trees. Although the site is part of OP29 and is proposed as an extension to Prime Four Business Park, it does not fit in well with the building to the East (Veterinary Hospital).
	Area 2: 2	The garage in Area 2 is highly visible from the A944. The proposal will be creating a frontage onto the A944. The land on the opposite side of the A944 is open farmland, and the development could be seen not to fit with this surrounding landscape.
	Area 3: 2	This site is identified as open farmland. There are no tree belts surrounding the site, therefore it is very visible from the A944 and the AWPR junction and would not fit in very well with the surrounding open farmland landscape. The proximity of the proposed development to the AWPR junction could also be a constraint, as retail development would most likely increase the volume of traffic.
<b>Relationship to existing settlement</b>	Area 1: 2	Most of the site excluding a strip to the northern part is part of OP29 (West Hatton and Home Farm).
	Area 2: 2	Development within this area is for the Prime Four Business Park. North of the Area 2 and 3 is OP63 (Kingswells, Prime Four). This site is currently undeveloped.
	Area 3: 2	
<b>Land Use Mix / Balance / Service Thresholds</b>	Area 1: 2	There is currently no retail at that scale in the local area, therefore the development would be adding to the land use mix. Out of town retail development is undesirable although the proposer states that retail uses will exclude department stores and fashion/clothing stores to avoid direct competition with the City Centre.
	Area 2: 2	
	Area 3: 2	
<b>Accessibility</b>	Area 1: 3	The nearest bus stop is located 159m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 736m from the site.
	Area 2: 2	The nearest bus stop is located 294m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 846m from the site.
	Area 3: 2	The nearest bus stop is located 446m from the site (Stagecoach Bus Services N17 and Bains Coaches 777). The Kingswells Park and Ride is located 966m from the site.
<b>Proximity to facilities - shopping / health / recreation.</b>	Area 1: 1	Shopping facilities are located 1.2km from the site at Kingswells Neighbourhood Centre.
	Area 2: 1	The nearest health facility is located at Kingswells Medical Practice located 1.4km from the site.

	Area 3: 1	The site falls within the catchment area of Kingswells Primary School (1.3km from site) and Bucksburn Academy (4.6km from the site).
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	Area 1: 3	
	Area 2: 3	Core Path 91 (Westhill Road to Queens Road) runs along the A944 just south of the site. There is also a dual use path/pavement part of the Cycle Network 2015 that runs along the A944 (Skene Road: Kingswells Roundabout to Six Mile House (A944)).
	Area 3: 3	
<b>Proximity of employment opportunities.</b>	Area 1: 3	
	Area 2: 3	Prime Four Business park is located 591m from the site. There are a range of employment opportunities available here. The site is also largely zoned for employment land.
	Area 3: 3	
<b>Contamination</b>	Area 1: 1	The southern part of Area 1 is classed as a Potentially Contaminated Site (Kingswells Landfill/Brae's of Blackhill Quarry).
	Area 2: 1	A small section in the south west corner is classed as a Potentially Contaminated Site (Five Mile Garage).
	Area 3: 3	No contamination on site
<b>Land Use Conflict</b>	Area 1: 3	No known land use conflicts.
	Area 2: 3	
	Area 3: 3	
<b>Physical Infrastructural Capacity</b>	Area 1: 3	
	Area 2: 3	No known constraints.
	Area 3: 3	
<b>Physical Infrastructure Future</b>	Area 1: 1	
	Area 2: 1	According to Think Broadband, there is currently no Broadband or Fibre Internet available in the area.
	Area 3: 1	
<b>Service Infrastructure Capacity</b>	Area 1: 3	The whole site sits within the catchment area of Kingswells Primary School and interim provision provided at Bucksburn Academy. Kingswells Primary is forecast to go over capacity in 2021 (101%), however by 2025 it will be just under capacity at 98%. Bucksburn Academy is forecast to go over capacity in 2020 (101%), and by 2025 will be over capacity at 135%.
	Area 2: 3	
	Area 3: 3	

		However, the nature of the development proposal will not affect school capacity.
<b>Other Constraints</b>	Area 1: 1	Electricity wires running across the top of the site. Access to and from the whole site may be difficult as the A944 is quite a busy road.
	Area 2: 1	Electricity pylon located in north east of Area 2.
	Area 3: 1	Outer contour of Oil and Gas Pipeline located along the west of Area 3.

## B0311 – Prime Four North

<b>SITE NUMBER:</b> B03/11		<b>NAME of SITE:</b> Prime Four North
<b>Nature of the proposal:</b>	Housing (approx. 90 units)	
<b>Checklist Score:</b>	50	
<b>Constraints:</b>	Landscape, Consumption Dyke, Greenbelt	
<b>Recommendation:</b>	Undesirable	
<p><b>Justification:</b></p> <p>The site is relatively flat, there is no risk of flooding and it is freely draining. Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass. On the southern boundary is Kingswells consumption dyke. This provides a robust green belt boundary to the Prime Four development to the south. There is a buffer between the consumption dyke and the existing allocation to protect its setting and this would require to be mitigated if development were to go ahead. Kingswells Primary School is just under capacity whilst Bucksburn Academy is forecast to be overcapacity by 2020. Once built, Countesswells Academy would relieve the capacity at Bucksburn Academy and this site would be within the new catchment area. Development on the site would alter the views from the AWPR to the west and would also encroach upon the open space between Kingswells and the AWPR, thus making the site undesirable for development.</p>		

<b>Criteria</b>	<b>Score</b>	<b>Justification</b>
<b>Exposure</b>	2	Tree belt to the west of the site and vegetation to the east provides some shelter from northerly winds.
<b>Aspect</b>	3	South facing.
<b>Slope</b>	3	Site is generally flat and low lying, rises gently to the east.
<b>Flood risk</b>	3	According to SEPA's Indicative Flood Risk Map, the north east of the site has a small risk of flooding. However, there have been no flooding incidents or watercourses identified on the site.

<b>Drainage</b>	3	The site appears to be freely drained.
<b>Built / Cultural Elements</b>	2	The southern boundary of the site is bounded by Kingswells Consumption Dyke (Scheduled Monument).
<b>Natural Conservation</b>	2	Part of the site is located within an area of potential bat habitat; therefore, a bat survey may be required. NESBReC data indicates recordings of Brown Pipistrelle and Designated Species Kestrel in the area. Straddling the western boundary is an area of ancient woodland, which is part of the designated West Hatton Local Nature Conservation Site and a NELBAP habitat. The southern half of the site is designated as Green Space Network (Site No.30 Kingswells House, West Hatton). Mature trees present on site.
<b>Landscape Features</b>	1	Site is currently used as farmland. Development on this site would be likely to lead to the loss or disturbance of the stone wall consumption dyke. The tree belt just outside the western boundary of the site is designated as Prime Landscape.
<b>Landscape Fit</b>	2	Development on this site would intrude on the surrounding landscape, especially from the Kingswells bypass which currently presents an open vista to the consumption dyke and the woodland belt at West Hatton. The dyke is a robust and easily identifiable green belt boundary.
<b>Relationship to existing settlement</b>	2	The site is related to the development at Prime Four and is also related to Kingswells, although severed by the presence of the Kingswells bypass (not busy when on site visit, slight noise disturbance).
<b>Land Use Mix / Balance / Service Thresholds</b>	2	Kingswells is a predominantly residential area and housing will not add greatly to the mix but is in close proximity to a new office development which would provide an improvement to the mix in this local area.
<b>Accessibility</b>	3	The nearest bus stop is 356m from the center of the site. Stagecoach Bus Service 14 stops here. Kingswells Park and Ride is located 746m from the center of the site.

<b>Proximity to facilities - shopping / health / recreation.</b>	3	Local shopping facilities exist at Kingswells Neighbourhood center, 552m from the site. The nearest health facility is at Kingswells Medical Practice, 703m from the site. The site sits within the catchment areas for Kingswells Primary School (639m from the site) and Interim Provision at Bucksburn Academy (4km from the site).
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	1	Core Path 31 (Kingswells Avenue to Old Skene Road) runs north to south through Kingswells. This is 481m to the east of the site. Core Path 91 (Westhill to Queens Road) runs 844m to the south of the site, there is also a cycle route along the A944. There would need to be improvements to provide safe links to the community facilities in Kingswells.
<b>Proximity of employment opportunities.</b>	3	Prime Four Business Park is located 416m to the south of the site, which has numerous employment opportunities.
<b>Contamination</b>	3	Records show no contamination on site.
<b>Land Use Conflict</b>	2	337m to the west of the site lies the outer consultation zone for the BP Forties and Shell Natural Gas Liquids Pipelines (not within the site boundary).
<b>Physical Infrastructural Capacity</b>	3	No known constraints.
<b>Physical Infrastructure Future</b>	3	No known constraints.
<b>Service Infrastructure Capacity</b>	2	Kingswells Primary school: 2018 – the school is just under capacity at 98%. It is forecast to be just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy: 2018 – the school is under capacity at 87%. It is forecast to be over capacity by 2025 at 135% effective overall capacity. However, this site is also included in the future Countesswells Academy catchment area.
<b>Other Constraints</b>	3	None known

## B0312 – East Kingsford

<b>SITE NUMBER:</b> B03/12		<b>NAME of SITE:</b> East Kingsford
<b>Nature of the proposal:</b>	Small scale commercial use for food & drink related restaurant with a drive through option and fuel station.	
<b>Checklist Score:</b>	46	
<b>Constraints:</b>	Junction of AWPR, Greenbelt, Oil & Gas Pipeline	
<b>Recommendation:</b>	Undesirable	
<p><b>Justification:</b></p> <p>The site is relatively sheltered and low-lying. It is part of the green belt; however, Kingsford Industrial Units are already on site. Development of a small-scale commercial use food/drink restaurant with a drive-thru option and fuel station is likely to result in additional traffic onto the roundabout leading to the A944. There is also a fuel station less than 400m east of the site on the A944.</p>		

Criteria	Score	Justification
<b>Exposure</b>	2	Some vegetation on boundary. Quite sheltered.
<b>Aspect</b>	1	East facing.
<b>Slope</b>	2	Very low lying part of a valley. Some fairly steep slopes but the gradients are less than 1:12.
<b>Flood risk</b>	2	According to SEPA's Indicative Flood Map there is little risk of flooding on the site, apart from on the northern boundary where the Drain to Brodiach Burn is located; this might be susceptible to flooding and hard development would need to be avoided around this area.

<b>Drainage</b>	2	There may be drainage issues around the existing watercourse on site.
<b>Built / Cultural Elements</b>	3	There are no listed buildings or scheduled monuments located on or near the site.
<b>Natural Conservation</b>	3	There is a small area of Priority Habitat located just to the east of the site, not within the site boundary. No other natural conservation features present on site.
<b>Landscape Features</b>	2	The site currently has industrial units and agricultural buildings used as AWPR construction depot. The site sits next to the AWPR roundabout junction.
<b>Landscape Fit</b>	2	The site is currently surrounded by open farmland. The existing uses surrounding the site are largely industrial. The site has the potential to produce an increase in traffic on a junction of the AWPR, as fuel station, food and drink use is proposed.
<b>Relationship to existing settlement</b>	1	The development is not related to any existing development and sits within the Greenbelt in between the settlement of Westhill and Kingswells. It is approximately 1.5km away from any residential settlement, and the likelihood of people walking this distance along the busy A944 to get to the food/drink use is not very high. Therefore, this development is likely to encourage the use of car, especially with the drive through facilities which it proposes. This will in turn increase the amount of traffic on the AWPR junction.
<b>Land Use Mix / Balance / Service Thresholds</b>	3	The development proposes a range of uses and so would add to the land use mix, particularly as the uses surrounding the site are largely industrial.
<b>Accessibility</b>	2	The nearest bus stop is located 816m from the center of the site. Stagecoach Services 777 and First Bus Service N17 stop here.
<b>Proximity to facilities - shopping / health / recreation.</b>	2	The nearest shopping facility is located 1.9km away at Tesco Superstore in Westhill. The nearest health facility is located 1.7km from the site at Skene Medical Group. The site sits within the catchment area for Kingswells Primary School (1.62km from site) and Interim Provision provided at Bucksburn Academy (4.9km). The site proposes to develop food/drink facilities as well as a fueling station.

<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	3	Core Path 91 (Westhill Road to Queens Road) runs just south of the site along the A944, as does the cycle network (Dual Use Skene Road: Kingswells Roundabout to Six Mile House).
<b>Proximity of employment opportunities.</b>	3	Employment opportunities exist at Prime Four Business Park, 1.1km from the site and Arnhall Business Park is located 1.83km from the site. Additionally, Whitemyres Industrial Park is located 4.97km from the site.
<b>Contamination</b>	3	The site is not identified as being contaminated.
<b>Land Use Conflict</b>	1	The site is located near an AWPR junction and this location could be deemed undesirable as a fuel station and food/drink development is likely to cause increased traffic.
<b>Physical Infrastructural Capacity</b>	3	No known constraints.
<b>Physical Infrastructure Future</b>	1	According to Think Broadband, there is no Broadband or Fibre available in the area.
<b>Service Infrastructure Capacity</b>	3	Site is in the catchment area of Kingswells Primary School and Bucksburn Academy.  Kingswells School is currently under capacity (2018: 98%). Capacity is expected to stay constant. Forecasts for 2025 show it at 98% under capacity. Bucksburn Academy has capacity. This capacity is expected to increase overtime. Forecasts for 2025 show 135% expected capacity.  However, the nature of this proposal means that school capacity will not be affected.
<b>Other Constraints</b>	2	Site sits within the inner and middle BP Forties Oil and Gas Pipeline Zone. The site is located within the Greenbelt as designated in the Aberdeen Local Development Plan 2017.

## B0313 – Site at Summerfield House

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

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

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

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

## B0314 – Maidencraig North West (1)

<b>SITE NUMBER:</b> B03/14		<b>NAME of SITE:</b> Maidencraig North West (1)
<b>Nature of the proposal:</b>	Mixed use: Up to 100no. of houses, up to 5000 sqm of employment use and up to 2000 sqm of retail	
<b>Checklist Score:</b>	56	
<b>Constraints:</b>	Greenbelt, Landscape fit	
<b>Recommendation:</b>	Undesirable	

**Justification:**

The site has scored well in most of the criteria. The area to the east and south has been identified for development in the 2017 Local Development Plan. This site was submitted for consideration during the process of preparing the 2012 and 2017 Local Development Plans (for business and residential uses) and at that time it was considered that the existing track from the Lang Stracht to Fernhill cottage provided a robust boundary for the development. The Proposed Strategic Development Plan states that new allocations should not be extensions to ant existing strategic development sites that have been subject to a masterplanning exercise. This site forms part of an area of open countryside which serves to prevent the coalescence Kingswells and Aberdeen and helps to maintain their separate identities. It is therefore appropriately designated as green belt.

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

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

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

## B1315 – Maidencraig North West (2)

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

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

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

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

## B0316 – Smiddybrae, Kingswells

<b>SITE NUMBER:</b> B03/16		<b>NAME of SITE:</b> Smiddybrae, Kingswells
<b>Nature of the proposal:</b>	Mixed use Range of commercial development opportunities Re-zoned for Class 4, 5 and 6 uses in addition to Class 1 Retail and Class 7 hotel use.	
<b>Checklist Score:</b>	47	
<b>Constraints:</b>	Greenbelt, Landscape Fit, Exposure, Out of town retail	
<b>Recommendation:</b>	Undesirable	
<p><b>Justification:</b></p> <p>The site is fairly open with limited shelter from northerly winds. It is currently in industrial/business use and is zoned as Greenbelt in the extant LDP. It is bound by the A944 to the north. The site proposes a mix of uses most of which are for business/employment use, as well as retail and hotel uses. The Proposed Strategic Development Plan states that there is no need to identify any further employment land in Aberdeen. In addition, there are several allocations of employment land within close proximity of the site at Prime Four (OP29), the Prime Four Extension (OP63) and East Arnhall (OP34), as well as developments in Westhill. Allocation of the site for retail uses is also considered to be inappropriate as it would be contrary to the sequential approach of taking into account the existing retail hierarchy and would potentially result in additional traffic on the A944. It is considered that the site is best retained as greenbelt. Green Belt policy allows for development associated with existing activities, including businesses, to be permitted.</p>		

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

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

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

## B0317 – Site at Greenferns, South of Orchard Brae School

<b>SITE NUMBER:</b> B03/17		<b>NAME of SITE:</b> Site at Greenfern, South of Orchard Brae School
<b>Nature of the proposal:</b>	Health Centre (approx. floor area 1250sqm)	
<b>Checklist Score:</b>	60	
<b>Constraints:</b>		
<b>Recommendation:</b>	Possible	
<b>Justification:</b>	<p>There are no significant constraints to development of the area. The area is zoned Residential and is part of OP28 Greenferns in the current LDP. Development of a health center would fit well within the existing settlement, particularly being located adjacent to Orchard Brae School and a site of future residential development. However, this site is outwith the area identified as a neighbourhood centre in the Greenferns Masterplan (see also B0307).</p>	

<b>Criteria</b>	<b>Score</b>	<b>Justification</b>
<b>Exposure</b>	2	Existing tree belt to the west of the site (beech hedging around).
<b>Aspect</b>	3	South facing.
<b>Slope</b>	3	Generally flat.
<b>Flood risk</b>	3	According to the SEPA Indicative Flood Risk map, there is no sign of flood risk on this site. There have been no past flooding incidents and there are no watercourses present on site.

<b>Drainage</b>	3	Site appears freely drained.
<b>Built / Cultural Elements</b>	3	No listed buildings or scheduled monuments present on site. No Sites and Monuments Records on site.
<b>Natural Conservation</b>	2	Part of the site (the west) is identified as being a potential bat habitat (woodland), and a bat survey may need to be undertaken. The site is unaffected by designated sites or woodland areas.
<b>Landscape Features</b>	3	Site is currently zoned for residential development in the Aberdeen Local Development Plan 2017. The site is open farmland and has few features apart from a tree belt that lies to the west of the site and beech hedging present on site.
<b>Landscape Fit</b>	3	The site sits adjacent to Orchard Brae School and the settlement of Northfield sits just to the east of the site. A health center would potentially fit in well with the surrounding landscape.
<b>Relationship to existing settlement</b>	3	The site would be well related to the existing settlement of Northfield which lies to the east of the site. It is also adjacent to OP33 Greenferns, located west of the site. Greenferns is allocated for residential use.
<b>Land Use Mix / Balance / Service Thresholds</b>	3	The development of a health center would be contributing to towards a better mix of uses in the area.
<b>Accessibility</b>	3	Access to the site would potentially be along Davidson Drive. There does not currently seem to be a bus route along this road, however, there is a Bus Terminal close by on Howes Road (237m away from site), and First Service 11 stops here and Stagecoach Service 59.
<b>Proximity to facilities - shopping / health / recreation.</b>	3	Byron Square is located 704m away from the site, and contains a Spar, dental center, pharmacy and post office, as well as a community center and library. The nearest medical center is located at Northfield & Mastrick Medical Practice (804m from the site).

		The site sits within Westpark Primary School catchment area (378m away from site), and Northfield Academy catchment area (1.6km away from site).
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	2	Core Path No. 44 runs along the eastern boundary of the site (Newhills Avenue to Auchmill Road and Deveron Road). No cycle network surrounding the site.
<b>Proximity of employment opportunities.</b>	3	Employment opportunities exist at Northfield Industrial Estate which is located 910m from the center of the site.
<b>Contamination</b>	3	The site is not identified as being contaminated.
<b>Land Use Conflict</b>	3	No known land use conflict.
<b>Physical Infrastructural Capacity</b>	3	No known constraints.
<b>Physical Infrastructure Future</b>	3	No known constraints.
<b>Service Infrastructure Capacity</b>	3	Westpark Primary School is currently (2018) under capacity at 65%, it is forecast to still be under capacity by 2025, with an effective overall capacity of 66%. Northfield Academy is currently (2018) under capacity at 75% and is forecast to still be just under capacity in 2025, with an effective overall capacity of 99%. The nature of this development is not going to affect school capacity.
<b>Other Constraints</b>	3	No known other constraints.

## B0318 – Site at Greenferns, West of Orchard Brae School

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

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

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

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

## B0319 – Woodend Hospital

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

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

<b>Slope</b>	3	Site is mostly flat with gentle slopes. There are some steeper slopes nearer the burn.
<b>Flood risk</b>	2	SEPA Flood Maps show there are low chances of surface flooding to the north and also to the south where North Burn of Rubislaw runs. The Burn is prone to flooding and there have been a high level of flooding incidents further downstream, therefore hard development would need to avoid this area.
<b>Drainage</b>	3	No evidence of waterlogging on the site.
<b>Built / Cultural Elements</b>	1	<p>These buildings/sections within the site are Category-B listed:</p> <ul style="list-style-type: none"> <li>(i) Main Building (former Oldmill Poor House), located to the central/eastern part of the site and dates back from 1907 – granite with slated roofs and mostly original glazing.</li> <li>(ii) Westholme (located to the very south) which is part of the former Oldmill Poor House complex 1907 – large 2/3 storey block.</li> <li>(iii) Staff Home – built around 1936-9: large 3-storey block with plain unusual plan (extreme west of site).</li> <li>(iv) Viaduct – part of the original Oldmill Poorhouse complex 1907. Viaduct, carrying south (originally main access) driveway over gully to Den Burn (south).</li> </ul> <p>These buildings outwith the site but still part of the hospital are Category-B listed:</p> <ul style="list-style-type: none"> <li>(i) General Block inc Wards 5/7, 6/8 – part of the former Oldmill Poor House complex 1907 (west).</li> <li>(ii) East and West Lodges – built around 1905: pair of mirrored 2-storey and single storey lodges in Scottish 17<sup>th</sup> century style (south).</li> </ul> <p>Any development would need to be mindful of the listed buildings within and outwith the site boundary.</p>
<b>Natural Conservation</b>	2	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. South, west and east part of the site are part of the Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. It is likely that development on the site would disturb local wildlife and species. However, it is noted that development already exists on the site.

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

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

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

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

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

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

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

## B0321 – Huxterstone

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

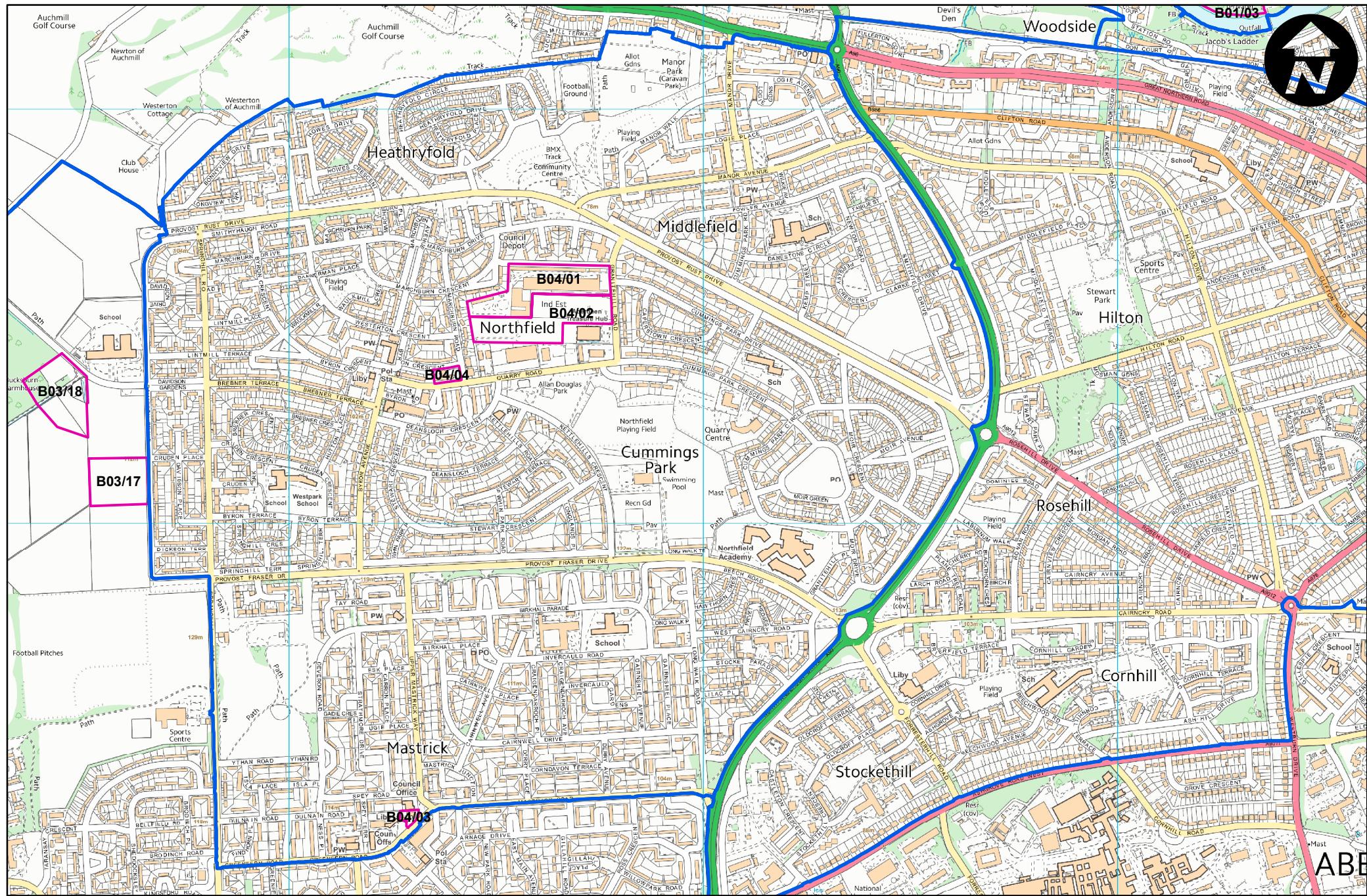
Criteria	Score	Justification
<b>Exposure</b>	2	Some woodland tree cover at the very north of the site and some in the centre of the site. The most exposed part of the site is on the brow of the hill (Newpark Hill).
<b>Aspect</b>	3	South west facing site.
<b>Slope</b>	1	The site slopes steeply towards the south with a gradient of approximately 1 in 10.
<b>Flood risk</b>	3	According to SEPA Indicative Flood Map, there is very little risk of flooding on the site, apart from a small pocket in the north east which has a small chance of surface water flooding. However, there have been no flooding incidents on the site, and there are no watercourses present on the site.

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

<b>Accessibility</b>	3	The nearest bus stop is located 300m from the site on Fairley Road. Stagecoach Services 14 and 218 stops here.
<b>Proximity to facilities - shopping / health / recreation.</b>	2	Kingswells Neighbourhood Center is located 695m from the center of the site. Kingswells Medical Practice is located around 930m from the site. The site sits within the catchment areas of Kingswells Primary School (725m) and Interim provision at Bucksburn Academy (3.4km).
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	2	Core Path 29 (Kingswells to Lang Stracht and Maidencraig Woods) runs near to the north of the site. Core Path 31 (Kingswells Avenue to Old Skene Road) runs along Fairley Road just west of the site. No cycle route present surrounding the site.
<b>Proximity of employment opportunities.</b>	3	Prime Four Business Park offers a range of employment opportunities and is located 815m from the site.
<b>Contamination</b>	3	No contamination issues on this site.
<b>Land Use Conflict</b>	3	Residential use is being proposed in a residential area, so no conflicts are anticipated.
<b>Physical Infrastructural Capacity</b>	3	Given its location in the urban area it is likely that all necessary physical infrastructure is available.
<b>Physical Infrastructure Future</b>	3	No known constraints.
<b>Service Infrastructure Capacity</b>	2	Kingswells Primary school is currently (2018) at 98% capacity. It is forecast to stay the same at just under capacity by 2025, with an effective overall capacity of 98%. Bucksburn Academy is currently (2018) at 87% capacity. It is forecast to go over capacity by 2025 at 135% effective overall capacity. A new school at Countesswells may be able to provide additional accommodation, but this is unknown at present.
<b>Other Constraints</b>	3	None known at present

## **Ward 4 - Northfield**

- B0401 – Land at Granithill Road
- B0402 – Former Factory, Granithill Road
- B0403 – Mastrick Clinic
- B0404 – Northfield Medical Practice



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1,060 Metres

1:12,000

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## B0401 – Land at Granitehill Road

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

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

<b>Flood risk</b>	2	SEPA flood maps show there is a 0.1% chance of surface flooding on a small section to the north of the site.
<b>Drainage</b>	3	Site is freely drained.
<b>Built / Cultural Elements</b>	3	There are several industrial buildings accommodating joinery company Hall and Tawse on site that are still in use. However, they are of no architectural or cultural merit.
<b>Natural Conservation</b>	3	The northern part of the site is identified as being an area of potential bat habitat. However, the site itself is brownfield land and is of little natural interest.
<b>Landscape Features</b>	3	This site is already developed with shed type buildings and hard standing. Redevelopment would not result in any significant loss of landscape features.
<b>Landscape Fit</b>	3	The particular site is zoned as Business and Industry however it is surrounded by residential development. Residential development on the site should not have any significant impact on the wider area and would fit well with surrounding development.
<b>Relationship to existing settlement</b>	2	Site is located in the established residential area of Northfield. However, at present there are some industrial uses in the immediate area. Residential use however, is not expected to intrude with the wider surrounding landscape.
<b>Land Use Mix / Balance / Service Thresholds</b>	2	Residential use is being proposed in an area with business/industrial uses and some residential development. It would contribute a little towards the land use mix in the area.
<b>Accessibility</b>	3	Site is highly accessible. First Bus route 13 stops around 70m away on Granitehill Road.
<b>Proximity to facilities - shopping / health / recreation.</b>	3	Site is just north of the Aberdeen Treasure Hub, an Arts & Museum centre. Allan Douglas Park is less than 200m to the south. Northfield Swimming Pool and Sports Centre are next to the park. Northfield neighbourhood centre which comprises several shops, a community centre, a pub and Northfield Medical Practice is less than 400m from the site. Northfield Academy is around 840m southeast of the site.

<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	2	There are footpaths around the site. Core Path 15 (Manor Avenue to Eric Hendrie Park) is 220m to the northeast on Provost Russ Drive.
<b>Proximity of employment opportunities.</b>	3	The site is within a business/industrial area with Aberdeen Treasure Hub and Granitehill Enterprise Centre in the same area. Additional employment areas would be at the neighbourhood centre (around 400m away).
<b>Contamination</b>	3	No evidence of contamination on site.
<b>Land Use Conflict</b>	2	Residential uses are proposed adjacent to a business/industrial area. Immediately to the south is an empty parcel of land and further south is the Aberdeen Treasure Hub and a few industrial units. Any development would have to keep a reasonable distance away from the industrial units to avoid any overlooking. Uses to the north of the site as well as the general wider area are residential, therefore no great conflict would be anticipated in this regard.
<b>Physical Infrastructural Capacity</b>	3	No known constraints.
<b>Physical Infrastructure Future</b>	3	No anticipated constraints – site is in an urban built-up area.
<b>Service Infrastructure Capacity</b>	2	Site is in the catchment area of Heathryburn Primary School and Northfield Academy.  Heathryburn School is currently overcapacity (107%). Capacity is expected to decrease overtime. Forecasts for 2025 show it at 119% overcapacity.  Northfield Academy has capacity. This capacity is expected to decrease overtime however it would still be sufficient. Forecasts for 2025 show 99% expected capacity.
<b>Other Constraints</b>	3	None anticipated.

## B0402 – Former Factory, Granitehill Road

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

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

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

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

## B0403 – Mastrick Clinic

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

Criteria	Score	Justification
<b>Exposure</b>	3	The site is flat with semi-mature trees and vegetation around the site providing reasonable shelter from northerly winds.
<b>Aspect</b>	3	Flat site facing east.
<b>Slope</b>	3	This is a flat site.
<b>Flood risk</b>	3	There are no known risks of manmade or natural flooding on the site.
<b>Drainage</b>	3	No evidence of waterlogging on the site.

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

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

## B0404 – Northfield Medical Practice

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

Criteria	Score	Justification
<b>Exposure</b>	3	The site is south facing and has some trees and vegetation cover providing shelter from northerly winds.
<b>Aspect</b>	3	South facing site.

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

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

## **Ward 5 – Hilton/Stockethill**

No bids were received for this ward.

## **Ward 6 – Tillydrone/Seaton/Old Aberdeen**

B0601 – 152 Don Street

B0602 – Land at Lord Hay's Grove



0 310 620 1,240 Metres

1:14,000

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## B0601 – 152 Don Street

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

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

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

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

## B0602 – Lord Hays Grove

<b>SITE NUMBER:</b> B06/02		<b>NAME of SITE:</b> Lord Hay's Grove (Phase 2)	
<b>Nature of the proposal:</b>	Residential (55-95 units)		
<b>Checklist Score:</b>	52		
<b>Constraints:</b>	Poor access, Green Space Network		
<b>Recommendation:</b>	Undesirable		
<b>Justification:</b>			
The site is southwest facing, with no risk of flooding and is well connected to the Old Aberdeen area with a core path running through it. The site sits in between an existing residential development and the River Don Local Nature Conservation Site (LNCS), therefore occupying a significant position as a corridor to the LNCS and the wider Green Space Network. Development of the site would lead to the loss of well-used green space. As the current school roll stands, there would be no primary school space to accommodate the expected children from this development. 55-95 dwellings alone would not be able to support a new school.			
Taking into account the potential loss of a significant green corridor well-used by locals, the poor access to the site, and the potential impact on the primary school it is considered that there are no over-riding benefits arising from this site which would justify allocating it for development.			

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

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

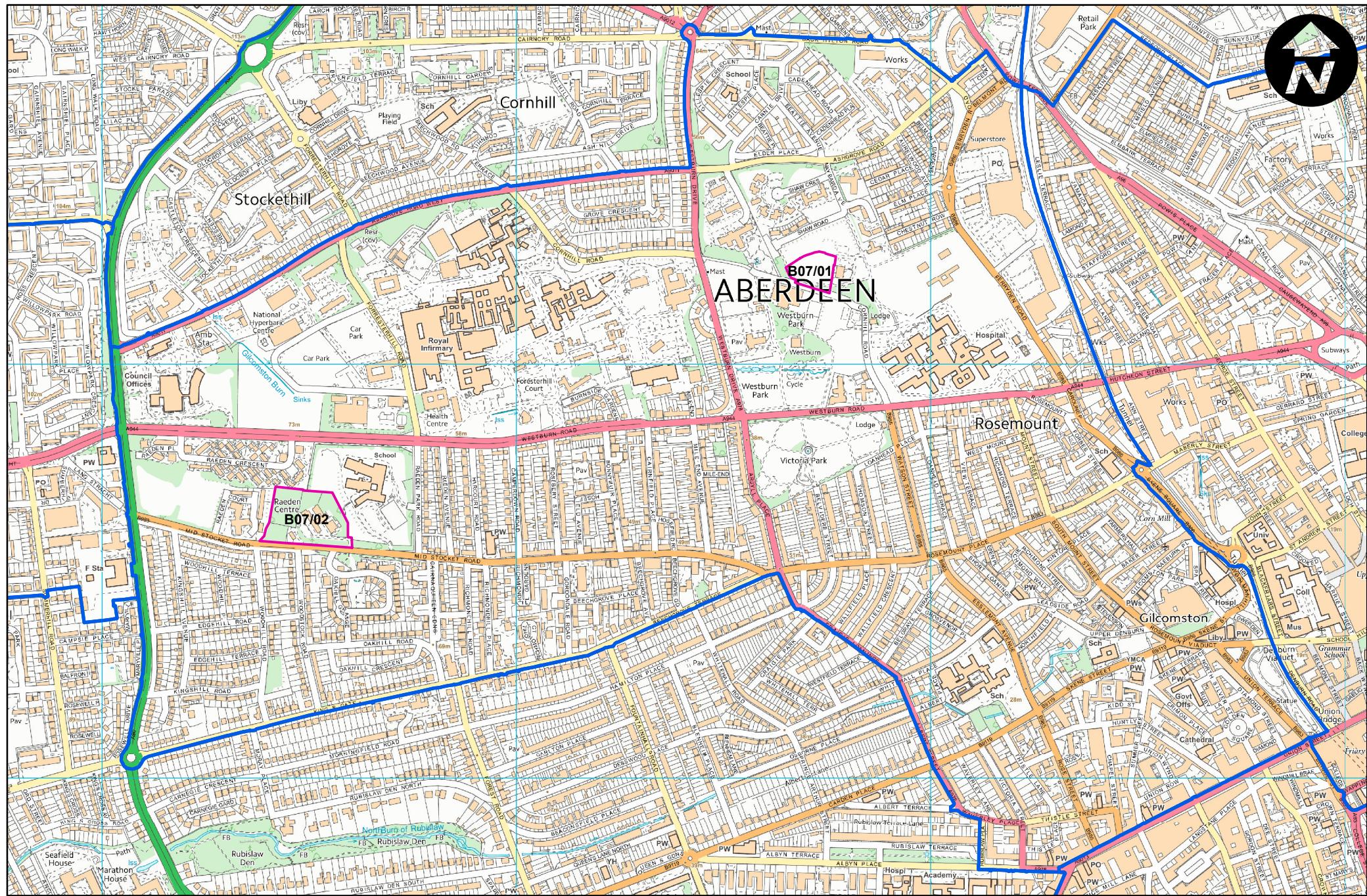
<b>Land Use Mix / Balance / Service Thresholds</b>	1	Only residential use is proposed and would not add to the mix of uses in the area.
<b>Accessibility</b>	3	Site is accessible by public transport – First Bus routes 1/2 run along King Street; the bus stop is 150m away.
<b>Proximity to facilities - shopping / health / recreation.</b>	3	Aldi is within 100m of the site. Seaton neighbourhood centre on St Machar Drive roundabout is less than 800m away. Aberdeen Sports Village and Aquatics Centre is around 1km from the site. Old Machar Medical Practice is within 1.1km of the site.
<b>Direct footpath / cycle connection to community and recreation facilities and resources.</b>	3	There a direct footpath from Lord Hays Grove to the site, which also connects onto King Street, both to the north and south. Core Path 21 (River Don to City Centre) goes through the site. There is a cycle lane on King Street (100m away).
<b>Proximity of employment opportunities.</b>	3	Employment opportunities are available at the nearby Aldi (200m), at Seaton neighbourhood centre (less than 800m). Aberdeen Science and Energy Park and Aberdeen Exhibition Conference Centre are roughly around 1.6km northeast of the site, and Aberdeen Science and Technology Park is roughly around 1.3km northwest of the site.
<b>Contamination</b>	3	No records of contamination on site.
<b>Land Use Conflict</b>	3	Residential use is proposed in a residential area. There would be no conflict with the existing landuses.
<b>Physical Infrastructural Capacity</b>	3	No known constraints.
<b>Physical Infrastructure Future</b>	3	No anticipated constraints – site is in an urban built-up area.
<b>Service Infrastructure Capacity</b>	1	Site lies within Seaton Primary and St. Machar catchment areas.

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

## **Ward 7 – Midstocket/Rosemount**

B0701 – Land adjacent to Cornhill Road

B0702 – Raeden Westburn Road



1:12,000  
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## B0701 – Land adjacent to Cornhill Road

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

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

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

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

## B0702 – Raeden Westburn Road

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

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

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

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