

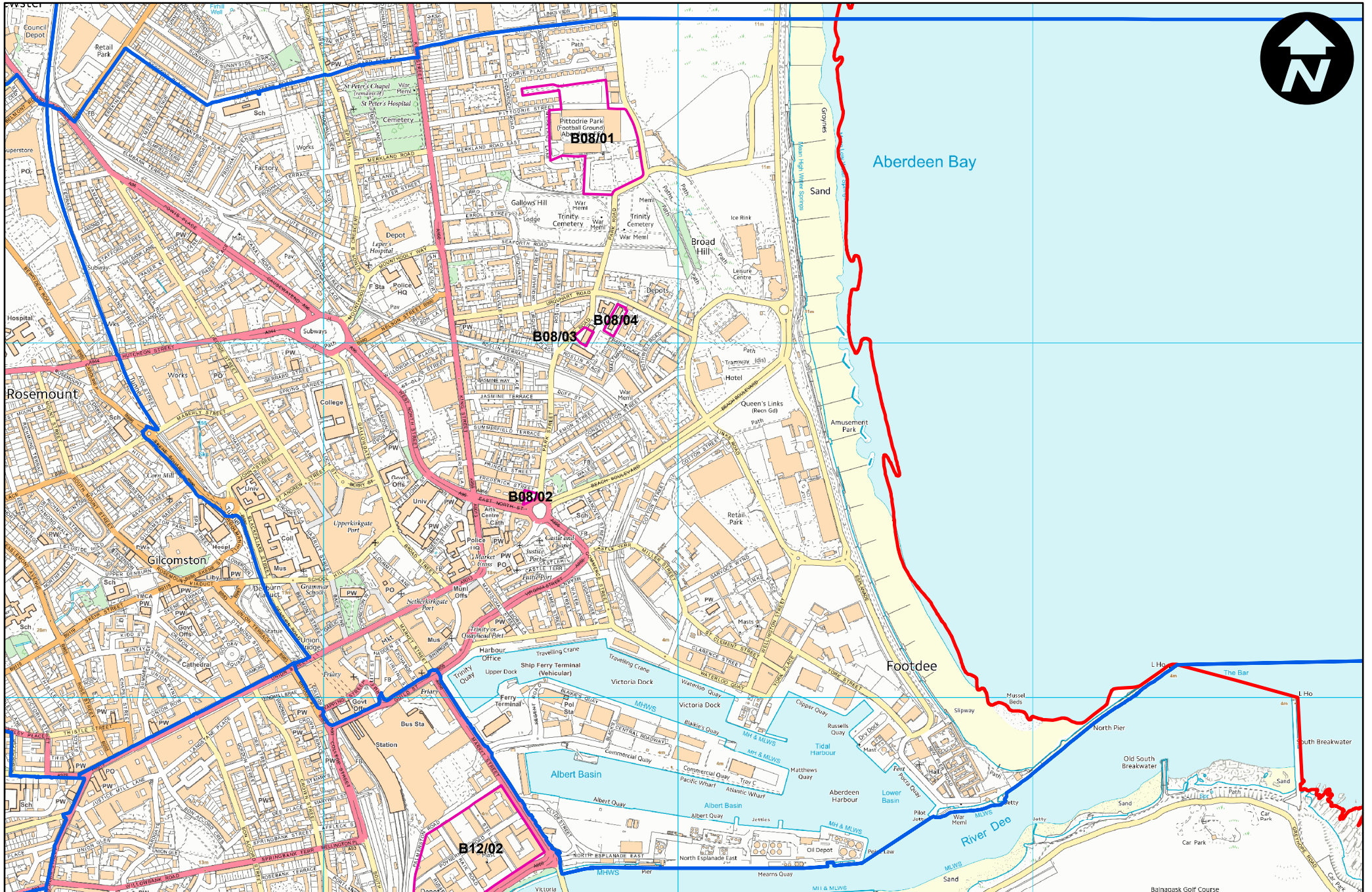
Ward 8 – George Street/Harbour

B0801 - Pittodrie

B0802 – Land adjacent to Granery, Fredrick Street

B0803 – Resource Centre City Hospital

B0804 – Urquhart Building City Hospital



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1:14,000

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B0801 – Pittodrie

SITE NUMBER: B08/01		NAME of SITE: Pittodrie	
Nature of the proposal:	Residential (350 units – 260 houses, 90 flats)		
Checklist Score:	57		
Constraints:			
Recommendation:	Preferable		
<p>Justification:</p> <p>The redevelopment of this brownfield site scores reasonably well in most of the categories. It is well-connected to the wider Pittodrie area and planning permission for demolition of the stadium and development of 350 residential units on the site (P101517) was approved in November 2013. There are ongoing discussions with colleagues in Development Management in relation to planning application P160672 to vary condition 2 of the initial consent. Furthermore, permission was granted for a new stadium at Kingsford (P170021) in April 2018.</p> <p>Given the context above and bearing in mind that the site is already allocated in the Aberdeen Local Development Plan 2017, the continual allocation of this site in the forthcoming LDP is deemed to be acceptable.</p>			

Criteria	Score	Justification
Exposure	2	There is little shelter from northerly winds through vegetation except a few trees to the southwest. The site is however, fairly flat.
Aspect	3	Site is southeast facing.
Slope	3	Site is flat.

Flood risk	2	SEPA Flood Risk maps show there is has been previous surface water flooding on parts of the site (to the east and centre).
Drainage	2	Most of the site is freely drained however records highlight there are some pockets that are vulnerable to poor drainage.
Built / Cultural Elements	3	Site currently has a football stadium on site. Planning permission for a replacement stadium at Kingsford was granted on 23 April 2018. Therefore, the existing stadium would present no constraint. There is a boundary stone on the western boundary on Golf Road.
Natural Conservation	3	The site is brownfield and of little natural interest.
Landscape Features	3	Site is in an urban area. No landscape features would be lost or disturbed.
Landscape Fit	3	Residential use is proposed in what is a predominantly residential area. This would be in keeping with the surrounding landscape.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area and integral to the urban area.
Land Use Mix / Balance / Service Thresholds	1	Residential use is being proposed in an area with residential properties. It would contribute little towards the land use mix in the area.
Accessibility	3	Site is highly accessible by public transport. First Bus route 13 runs along Gold Road just outside the stadium.
Proximity to facilities - shopping / health / recreation.	3	The Beach Leisure Centre, the Beach Ballroom and Linx Ice Arena are 620m from the site. The Beach Retail Park and Hanover Street Primary School are just under 1km from the site. Links Medical Practice is approximately 480m from the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	There is a cycle path along Golf Road, less than 20m east of the site. Core Path 20 (University to Beach via Linksfield and Broad Hall) less than 20m east on Golf Road.
Proximity of employment opportunities.	3	The closest employment areas would be at the Beach Retail Park (1km) and the Beach Ballroom and Beach Leisure Centre which are 620m from the site. Aberdeen City Centre has numerous employment opportunities and is around 1.3km from the site.
Contamination	3	Records show some a strip of potentially contaminated land passes through the south of the site. This is in relation to Kings Links Targets and Rifle Range and is unlikely to pose any issues.
Land Use Conflict	3	Residential uses are proposed adjacent to a residential area so there are is no conflict anticipated.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Sunnybank Primary School and St Machar Academy. Sunnybank Primary currently has capacity. Forecasts show it will be over capacity by 2020. Forecasts for 2025 show it still being overcapacity (124%). St Machar Academy is currently within capacity (80%) and is expected to go overcapacity in 2023. Forecasts show that in 2025 it will be running at 113% overcapacity.
Other Constraints	3	None anticipated.

B0802 – The Granary Fredrick Street

SITE NUMBER: 08/02		NAME of SITE: Land Adjacent to the Granary, Frederick Street
Nature of the proposal:	Residential (units not specified; 0.1ha)	
Checklist Score:	57	
Constraints:	Listed Buildings, Traffic Noise, Contamination,	
Recommendation:	Desirable	
<p>Justification:</p> <p>The site is proposed for residential use, no numbers are outlined but they will clearly be low. The site is desirable for development.</p> <p>This is a cleared area located within a built-up area just outside the City Centre Boundary. The date the site was cleared is unknown. There are a range of community facilities and employment opportunities in close proximity. The site is accessible by public transport.</p> <p>The site does have a number of constraints. There is a category B listed building to the west, and a Category C listed building to the north. There is also potentially contamination onsite. Due to the proximity of the road there may be potential conflict with noise and air quality. If these issues can be addressed however then a residential use would be appropriate on this brownfield site.</p>		

Criteria	Score	Justification
Exposure	3	The site is sheltered as it is part of the existing urban areas.
Aspect	3	Flat site in a built-up area; overlooks Frederick Street.

Slope	3	Flat brownfield site in a built-up area
Flood risk	3	The SEPA flood maps show flood risk on site. There is one flooding incident recorded approx. 75 from the site. This was due to blocked pipe work. A culverted drain crossed the site east to west at the southern edge.
Drainage	3	The site appears well drained.
Built / Cultural Elements	2	The site abuts the Category B listed building (60 Fredrick Street) and sits opposite the Category C listed Fredrick Street School (former). There are sites and monuments records close to the site, including tram rosette, stone cups, Knight Templar Hospice (demolished) and post medieval level. There is a garage on site. Any development will need to have regard to the listed buildings in close proximity.
Natural Conservation	3	There are no environmental designations on site. Swift, Merlin and Bats have been recorded within 100 metres of the site.
Landscape Features	2	There are a number of small trees around the edge of the site.
Landscape Fit	3	Residential development is proximity, as well as other appropriate uses. The site is built -up area, mixed-uses in proximity. Beach Boulevard leads to beachfront to the east.
Relationship to existing settlement	3	The site will relate well to the existing settlement and is part of the urban fabric.
Land Use Mix / Balance / Service Thresholds	3	The development will provide additional residential accommodation in a central location. City Centre residential development is in line with local and national planning strategies.
Accessibility	3	Accessed by Frederick Street by vehicle. Pavements and pedestrian crossings in proximity. No dedicated cycle space. Busy bus route on King Street to the west (services 1, 1A, 2, 60, 61, 62, 62A, 63, 67, 68, 290, 291, X40, X60, X62, X67, X68), Car club vehicle are located in Fredrick Street Car Park.

Proximity to facilities - shopping / health / recreation.	3	The site is located just outside of the City Centre boundary, there are a range of uses in the area.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path across the roundabout (Core Path 100 Aberdeen Beach to City Centre)
Proximity of employment opportunities.	3	The city centre is located within walking distance. There are a range of employment opportunities.
Contamination	1	Approximately half the site could be contaminated due to the joinery use next to the site.
Land Use Conflict	2	There may be potential conflict with noise and air quality as the site sites next to a busy transport route.
Physical Infrastructural Capacity	3	Due to the urban nature of the site, it is expected utilities/connections will be available.
Physical Infrastructure Future	3	Due to the urban nature of the site, it is expected connections will be available.
Service Infrastructure Capacity	2	The site is zoned to Hanover Street Primary School which will be at capacity by 2021. Harlaw Academy will be over capacity by 2019. However, this is a very small site which would generate a limited amount of houses.
Other Constraints	3	There are no known other constraints.

B0803 – Resources Centre City Hospital

SITE NUMBER: B08/03		NAME of SITE: Resources Centre City Hospital
Nature of the proposal:	Employment and Retail (0.16ha)	
Checklist Score:	63	
Constraints:		
Recommendation:	Desirable	
Justification:		
<p>The site has scored well in all of the criteria. It is accessible, and its development would have little impact on natural conservation and the existing built/cultural elements surrounding the site. It is in current use for health facilities. The proposal to reuse brownfield land in this location is desirable. Employment and retail use would not conflict with the existing community uses in the area and would in effect create a small neighbourhood centre that would serve the wider Pittodrie area. It would also help to support the existing uses of the surgery and pharmacy. The limited nature of what is proposed is unlikely to have a significant impact on other retail centres or the city centre.</p>		

Criteria	Score	Justification
Exposure	3	The site is flat with semi-mature trees around the site providing reasonable shelter from northerly winds.
Aspect	3	Flat site facing west.
Slope	3	This is a flat site.
Flood risk	3	There are no known risks of manmade or natural flooding on the site.

Drainage	3	The site is freely drained.
Built / Cultural Elements	3	There is one building on site with no significant architectural merit. There are several C-listed buildings outwith the site boundary to the north.
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area consisting of hedges to the front and a few semi-mature trees to the back which should be retained if redevelopment is to go ahead.
Landscape Fit	3	The site is located within an existing community site and facilities and is surrounded by residential development. Employment and retail on the site should not have any significant impact on the wider area. It would create a neighbourhood centre to serve the Pittodrie area.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area. Employment and retail use is not expected to intrude with the surrounding landscape. It would fit well with the present community facilities.
Land Use Mix / Balance / Service Thresholds	3	Employment and retail use is being proposed in an area with existing community facilities and wider residential properties. It would contribute significantly towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops 75m away on Roslin Street.
Proximity to facilities - shopping / health / recreation.	3	Site is next to a Medical Practice and a Pharmacy. The Beach Boulevard Retail Park, Beach Ballroom, Beach Leisure Centre and Link Ice Arena are roughly within 550m of the site. Hanover Street Primary School is within 500m of the site. Proposed use includes retail which would also provide a shopping facility.
Direct footpath / cycle connection to community	3	There are footpaths around the site. There is a shared surface on Park Road and Urquhart Road. Core Path 20 (University to Beach via Linksfield and Broad Hall) is 310m east on Links Road.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	The closest employment areas would be at Beach Boulevard Retail Park, Beach Ballroom and Beach Leisure Centre which are 500m from the site. Aberdeen City Centre has numerous employment opportunities and is less than 1km from the site. Proposed use would also offer a source of employment.
Contamination	3	Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.
Land Use Conflict	3	Employment and retail use is proposed in an area with existing community facilities. No conflict is expected to arise from this.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	3	Site is in the catchment area of Hanover Primary School and Harlaw Academy. Hanover Street Primary currently has capacity. Forecasts show it will continue to have capacity even upto 2025 (84%). Harlaw Academy is currently overcapacity (102%) and is expected to remain overcapacity. Forecasts show that in 2025 it will be running at 129% capacity. However, for a development of this type, education capacity would not be applicable.
Other Constraints	3	None anticipated.

B0804 – Urquhart Building City Hospital

SITE NUMBER: B08/04		NAME of SITE: Urquhart Building City Hospital
Nature of the proposal:	Residential (0.28ha)	
Checklist Score:	60	
Constraints:	Built/Cultural elements	
Recommendation:	Desirable	
Justification:		
<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. Housing is considered to be appropriate at this location given the residential nature of the wider area. Any development would need to take into consideration the C-listed building on site.</p>		

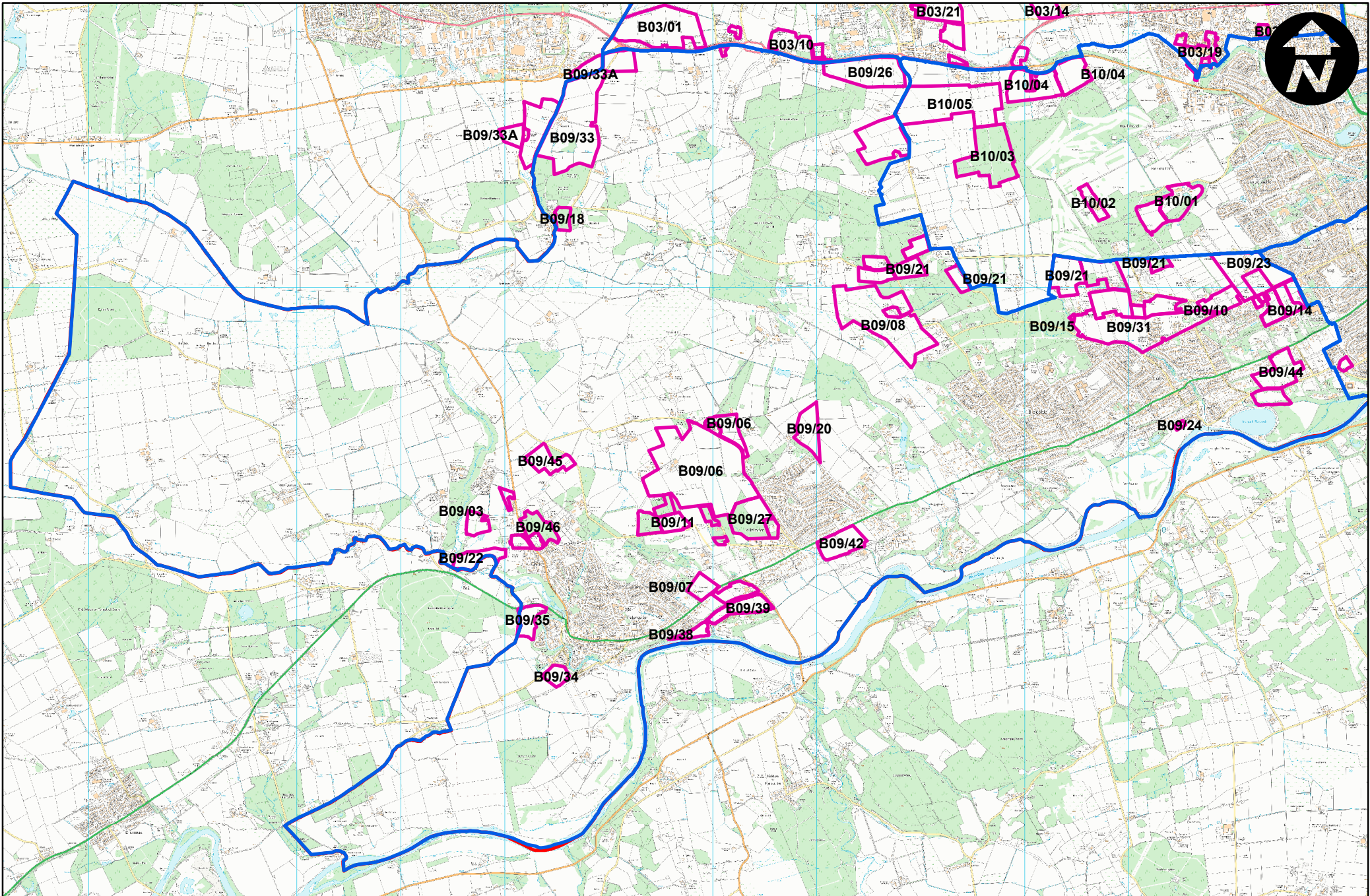
Criteria	Score	Justification
Exposure	3	Site has several mature trees providing some shelter from northerly winds.
Aspect	2	This is a flat site facing east.
Slope	3	This is a flat site.
Flood risk	3	There are no known risks of manmade or natural flooding on the site.
Drainage	3	The site is freely drained.

Built / Cultural Elements	2	<p>Site has a C-listed building comprising two sections: a one storey extension with a render finish (northern part of the site) attached to a traditional granite building (to the south). Preservation and enhancement of the building would be expected.</p> <p>The main City Hospital building (to the west) and 3no other buildings (to the east) outwith the site are also C-listed.</p>
Natural Conservation	3	There are no significant nature conservation features on site.
Landscape Features	3	The site is within an urban area and has several mature trees which should be preserved during redevelopment.
Landscape Fit	3	The site is located within an existing community site and facilities area and is surrounded by residential development. Residential development on the site should not have any significant impact on the immediate and wider area.
Relationship to existing settlement	3	Site is well-related to the wider Pittodrie area. Proposed residential use is not expected to intrude with the surrounding landscape which comprises community facilities in a predominantly residential area.
Land Use Mix / Balance / Service Thresholds	3	Residential use is being proposed in an area with existing community facilities and residential properties in the wider area. It would make some contribution towards the land use mix in the area.
Accessibility	3	Site is highly accessible. First Bus route 13 stops 116m away on Urquhart Road.
Proximity to facilities - shopping / health / recreation.	3	<p>Site is next to a Medical Practice and a Pharmacy. The Beach Boulevard Retail Park is approximately 585m from the site. The Beach Ballroom, Beach Leisure Centre and Link Ice Arena are roughly within 430m of the site.</p> <p>Hanover Street Primary School is 550m from the site.</p>
Direct footpath / cycle connection to community	3	There are footpaths around the site. There is a shared surface on Park Road and Urquhart Road. Core Path 20 (University to Beach via Linksfield and Broad Hall) is 230m east on Links Road.

and recreation facilities and resources.		
Proximity of employment opportunities.	3	The closest employment areas would be at Beach Boulevard Retail Park (585m) and the Beach Ballroom and Beach Leisure Centre which are 430m from the site. Aberdeen City Centre has numerous employment opportunities and is around 1km from the site.
Contamination	3	Records show there is potential contamination in all the buildings at City Hospital including the site in question. The buildings in the wider City Hospital site are currently in use therefore there are unlikely to be any issues.
Land Use Conflict	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.
Physical Infrastructural Capacity	3	No known constraints.
Physical Infrastructure Future	3	No anticipated constraints – site is in an urban built-up area.
Service Infrastructure Capacity	2	Site is in the catchment area of Hanover Primary School and Harlaw Academy. Hanover Street Primary currently has capacity. Forecasts show it will continue to have capacity even upto 2025 (84%). Harlaw Academy is currently overcapacity (102%) and is expected to remain overcapacity. Forecasts show that in 2025 it will be running at 129% capacity.
Other Constraints	3	None anticipated.

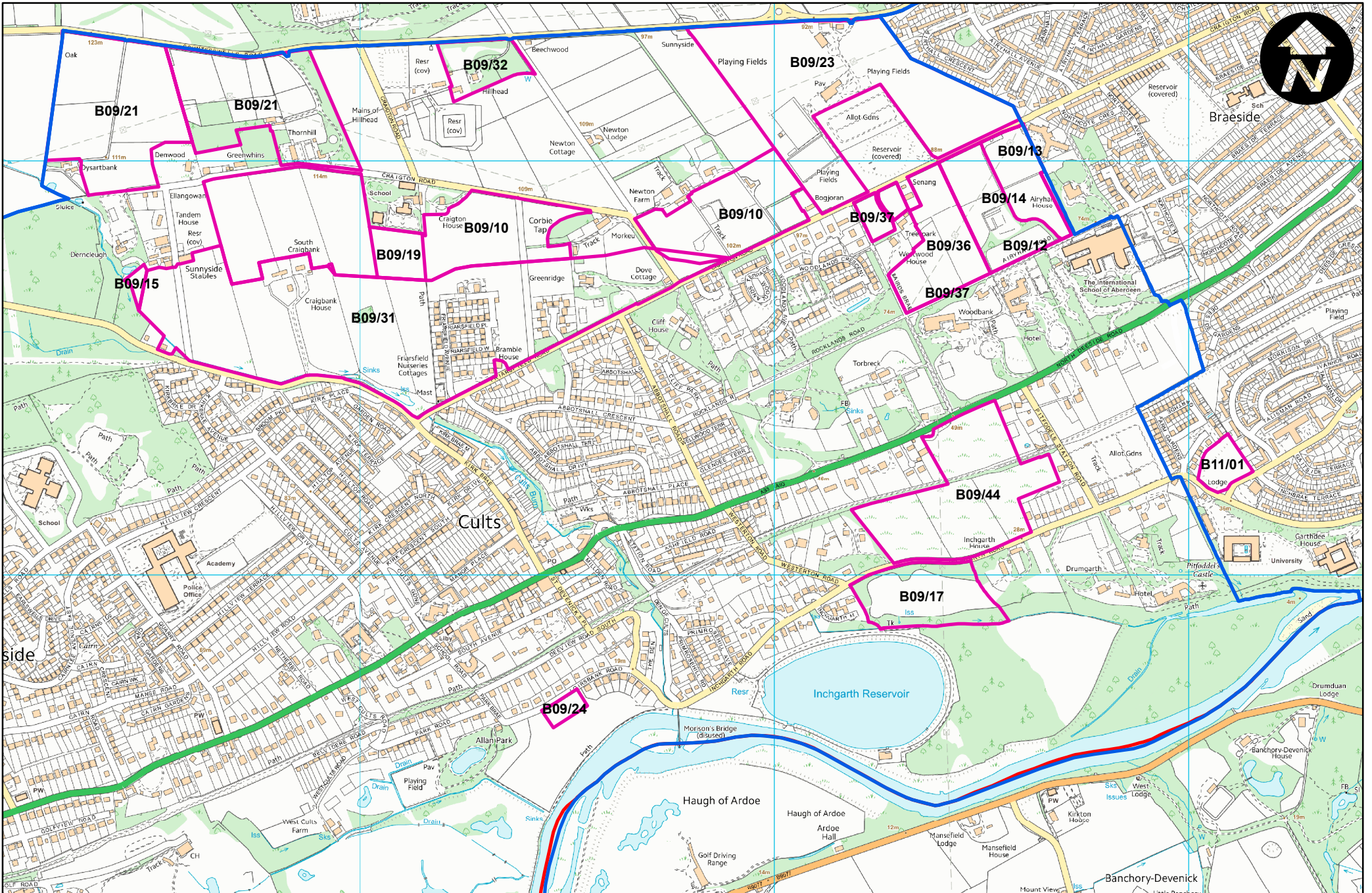
Ward 9 – Deeside

- B0901 – Culter House Road Phase 1
- B0902 – OP52 Malcolm Road
- B0903 – West Craigton Farm
- B0904 – Land adjacent to Countesswells Wood
- B0905 – Culter House Road
- B0906 - Contlaw
- B0907 – Albyn Playing Fields
- B0908 – Countesswells
- B0909 – Pineacres Contlaw Road
- B0910 – Friarsfield North
- B0911 – Land at Culter House Road
- B0912 – Craigton Road South (1)
- B0913 – Craigton Road South (2)
- B0914 – Craigton Road South (3)
- B0915 – Land at Sunnyside
- B0916 - Craigton
- B0917 – Land East of Inchgarth Mews
- B0918 – Land at Mill of Brotherfield
- B0919 – Land at Craigton Road
- B0920 – Binghill Farm
- B0921 – Countesswells Expansion
- B0922 – Land at West Craigton
- B0923 – Hillhead of Pitfodels
- B0924 – Loirsbank
- B0925 – Highview Pancakes
- B0926 - Huxterstone
- B0927 – Contlaw Road
- B0928 – Land West of Malcolm Road
- B0929 – Guttrie Hill West
- B0930 – Guttie Hill East
- B0931 – Friarsfield Woodley
- B0932 – Hillhead of Countesswells
- B0933 – Damhead/Cadgerford
- B0934 – Kennerty Farm
- B0935 – Newmill Farm
- B0936 – Treepark 1
- B0937 – Treepark 2
- B0938 – Lover’s Walk
- B0939 – Peterculter East 1
- B0940 – Peterculter East 2
- B0941 – Peterculter East 3
- B0942 – Milltimber South
- B0943 – Milltimber Farm
- B0944 – Inchgarth Road
- B0945 – Shepherds Retreat
- B0946 – Malcolm Road, Peterculter



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B0901 - Culter House Road Phase 2

SITE NUMBER: 09/01		NAME of SITE: Culter House Road Phase 2
Nature of the proposal:	Residential (8 units)	
Checklist Score:	45	
Constraints:	Ancient Woodland, Green Space Network, Landscape	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for a small scale housing development of up to 8 units. The site is undesirable for development. The site is all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it. The site is also located within the River Dee Catchment Area. Development would impact on landscape features and would intrude on landscape. The Dee Valley is one of Aberdeen's distinctive and defining features, characterized by a settlement pattern of a series of historic settlements, separated by clear areas of pasture and woodland. Development on site would erode this pattern. When viewed from the Aberdeen Western Peripheral Route, on the south side of the Dee Valley, this site will intrude on the landscape. The site would be car dependent as there are no public transport options within 800 meters, nor are there core paths. Active travel options are limited to the existing rural road network. The site is remote from existing community facilities.</p>		

Criteria	Score	Justification
Exposure	2	The site is sheltered by tree belts and to some degree by topography surrounding the Aberdeen Western Peripheral Route junction
Aspect	3	Generally south-east facing, though relatively flat.
Slope	3	The site is clear felled and flat.

Flood risk	3	SEPA flood maps indicate there is no flood risk. A small burn runs north to south at the west of the site, which may be vulnerable to flooding in future.
Drainage	3	The site appears to be well drained.
Built / Cultural Elements	3	There are no built or cultural elements on site.
Natural Conservation	1	<p>The site is all ancient woodland. Although the trees have been felled this designation is still valid as it also relates to soil, and seeds that may be present within it.</p> <p>The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises green space network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show bat survey may be required.</p>
Landscape Features	3	There are no landscape features on site.
Landscape Fit	1	<p>The site is located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR.</p> <p>This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.</p>
Relationship to existing settlement	2	The site is detached from Milltimber/ Peterculter settlements. It is accessed via Culter House Road. OP113: Culter House Road (8 houses) and OP46: Culter House Road (5 houses) are located to the west.
Land Use Mix / Balance / Service Thresholds	1	The site would not add to land use mix. It is a small scale residential development, close to a residential area.

Accessibility	1	Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow. Approx 800 metres to nearest bus stop (Milltimber Brae on A93, no's 201, 202, 203, 19).
Proximity to facilities - shopping / health / recreation.	1	800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Lack of pedestrian footpaths from A93 North Deeside Rd, and Culter House Road is narrow. There are no core paths. Aspiration path 4 is proposed to run alongside the site. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line
Proximity of employment opportunities.	1	There are no significant employment opportunities close to the site.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	2	The Aberdeen Western Peripheral Route is to the west. There are noise attenuation barriers in place for existing housing.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections
Physical Infrastructure Future	3	The proposed indicates high speed broadband is available. Appropriate low and zero carbon technologies will be used.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Cults Academy which is forecast to be over capacity by 2021.
Other Constraints	3	There are no know other constraints.

B0902 – Site OP52 Malcolm Road

SITE NUMBER: 09/02		NAME of SITE: Site OP52 Malcolm Road	
Nature of the proposal:	Residential (8 units)		
Checklist Score:	50		
Constraints:	Trees		
Recommendation:	Desirable (allocated site)		
<p>Justification:</p> <p>The proposal is for 8 houses. The site is currently allocated as OP52: Malcolm Road, Peterculter in the Aberdeen Local Development Plan 2017. The site is allocated for 8 houses. The Aberdeen Local Development Plan 2017 states, Scots Pine on the western boundary is to be retained. Site (or part of) may be at risk of flooding. Developers may be required to provide a Flood Risk Assessment (FRA) in support of any development proposal for this site.</p> <p>Circumstances have not changed since the adoption of the current plan and it is considered that the site should continue to be allocated for 8 homes.</p>			

Criteria	Score	Justification
Exposure	3	The site is protected by topography and tree belts.
Aspect	3	The site is south-west facing.
Slope	1	The site slope is 1 in 7.

Flood risk	3	There are no flood risks identified in the SEPA flood map.
Drainage	3	There are no known drainage incidents on site.
Built / Cultural Elements	3	There will be no loss of disturbance to built/cultural elements.
Natural Conservation	1	The site is located within the greenspace network. The site is designated Ancient Woodland (this has been felled), and TPO 253 covers the north and west edge of the site. NESBReC records show red squirrel potential, and bat survey may be required.
Landscape Features	2	The designating of the site as OP52 states the trees on the eastern boundary have to be retained, these are covered in TPO designation, as are the trees on the north of the site.
Landscape Fit	2	The development will be screened to some degree by the mature tree belt along Malcolm Road. Due to the height difference between Malcolm Road and the site there may be some visibility.
Relationship to existing settlement	3	The site forms the northern most point of the main Peterculter settlement.
Land Use Mix / Balance / Service Thresholds	2	The development will not add to the land use mix. The site was allocated to support existing services in Peterculter.
Accessibility	3	Main access to site is via Malcolm Rd, stemming from A93 N Deeside Rd. There is a pavement on one side of the road. The nearest bus stop is on Malcolm Rd opposite Johnston Gardens, around 0.2 mile south.
Proximity to facilities - shopping / health / recreation.	1	The site is approx. one mile from Cults School. There are few shops in the locality, mainly Peterculter district centre (1.5 miles). Peterculter Medical Centre is also 1.2 miles east.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core path 52 is to the immediate south of the site. There is an unnamed path which links to north and east.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site. There may be some local jobs with businesses or medical/dental practice.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	3	There is no known land use conflict. The site is designated as residential and the surrounding area is zoned residential.
Physical Infrastructural Capacity	3	The proposer has indicated there is capacity and connection to utilities.
Physical Infrastructure Future	3	The proposer has indicated there is access to high speed broadband. The development will be designed to accord with relevant low and zero carbon standards.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021. The small scale nature of this development will have a limited impact.
Other Constraints	3	There are no known other constraints.

B0903 – West Craigton Farm

SITE NUMBER: 09/03		NAME of SITE: West Craigton Farm, Peterculter	
Nature of the proposal:	Residential Development (150 no. units) Potential to create larger masterplan		
Checklist Score:	45		
Constraints:	Green belt		
Recommendation:	Undesirable		
Justification:			
<p>The development would be residential in nature. The proposer has indicated that a mixed-use development could be created if additional land is allocated surrounding the site, and a masterplan approach taken. The site is considered to be undesirable for development. The site is within the Green Belt and Green Space Network and is located adjacent to the River Dee Culter Burn SAC, and the Culter Burn LNCS which, without mitigation measures, may result in some loss or disturbance to wildlife habitat and species. Development on this site would also (without mitigation measures) impact on the landscape. Any development would be unrelated to the main settlement of Peterculter and is likely to be car dependent.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter is provided due to topography and pockets of tree cover.
Aspect	3	The site is south-west facing.
Slope	2	The gradient is fairly gently sloping south-west, with small areas of undulation at the south western edge. The gradient is 1:30. Contours suggest the site is all at 45 – 50 m sloping to the south west.

Flood risk	2	The Culter Burns runs to the west of the site; however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn forms the east and part of the south edge of the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	2	There are some small pockets of poor drainage evident.
Built / Cultural Elements	3	There is no expected loss or disturbance of built or cultural elements.
Natural Conservation	2	Some loss or disturbance of wildlife habitat or species expected. The site falls within the River Dee catchment area. The River Dee and Culter Burn SAC runs to the west of the site and the Culter Burn LNCS runs adjacent to the western boundary. A Tree Preservation Order (ref 81) lies to the west of the site. Green Space Network covers the site, with the exception of two small areas.
Landscape Features	2	All the trees to the west of the site are covered by TPO. There is a liner group of trees running down the middle of the site. There is some potential loss or disturbance to these features. The Culter Burn is classed as prime landscape.
Landscape Fit	2	The site was not be visible from the immediate surrounds due to existing tree cover, glimpses of the site would be possible from Malcolm Road. The site would be visible from the A93. Development will slightly intrude into the surrounding landscape.
Relationship to existing settlement	1	Development would be isolated from the settlement of Peterculter to the south-east, and unrelated to any settlement in the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach. Currently land use in this area is predominantly residential (Peterculter) or Green Belt.

Accessibility	2	Direct access to rail or bus network is available between 400-800 metres away on Malcolm Road (First Bus Route 19).
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. The proposer does however indicate that some local employment could also be provided as part of wider masterplanned approach.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Core Path 52 is noted to the south of the site and Shoddy / Waulkmill Road - Leuchar Burn Path is noted to the west
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site. The proposer indicates, if the site was taken forward as a wider masterplanned area, employment uses would be included on the site. This would not be considered significant in scale.
Contamination	3	There is no known contamination on the site.
Land Use Conflict	3	There is no expected conflict with adjacent land uses.
Physical Infrastructural Capacity	3	The proposed indicates there are utility connections on site.
Physical Infrastructure Future	3	The proposer indicates high speed broadband will be part of the development; will be built on fabric first principles with low and zero carbon technologies appropriate at the time of development.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however Cults Academy will be over capacity by 2021.
Other Constraints	3	No other known constraints. Oil and Gas Notification Zone noted to the west.

B0904 – Land adjacent to Countesswells Wood

SITE NUMBER: 09/04		NAME of SITE: Land adjacent to Countesswells Wood
Nature of the proposal:	Residential (major; 50 units)	
Checklist Score:	46	
Constraints:	Green Space Network, Greenbelt, proximity and accessibility to local services and facilities.	
Recommendation:	Undesirable	
Justification:		
<p>This site is considered to be undesirable for development. Whilst the site is well sheltered, relatively flat and with a favourable aspect, its accessibility to facilities including shopping, health, recreation and education facilities is poor both in terms of proximity and connectivity, particularly in respect of sustainable means of transport such as walking, cycling and public transport links.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise (in this case Countesswells). Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	3	Woodland (Countesswells Wood) to the north and west of the site boundary. Row of trees along south boundary on opposite side of the road.

Aspect	3	Slope from hill falls south east. Site opens to front the road to the east.
Slope	3	South-east slope approx. 155m-145m across site from NE to SW.
Flood risk	3	No known risk of flooding.
Drainage	3	Site appears to be freely drained.
Built / Cultural Elements	3	No known archaeological sites or listed buildings on the site. Countesswells House (a Category B listed building) is located c.170m to the south.
Natural Conservation	1	The site lies within the River Dee Catchment Area. Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west of the site. The whole site is green space network. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a species on the UK BAP list of Priority Species, can be found within and just outwith the site boundary. Red Kite (<i>Milvus milvus</i> , EC Birds Directive – Annex 1) have been spotted to the south-east of the site.
Landscape Features	2	Countesswells Woods to north and west with mature trees and stone walls defining site boundaries.
Landscape Fit	1	Part of site is Lower Deeside Character Area, other part is West Aberdeen Character Area. The site would be disjointed from the main Countesswells opportunity site, and separated by a road.
Relationship to existing settlement	2	The site would form part of a larger new settlement for Countesswells, currently under construction. The allocated Opportunity Site OP58: Countesswells is for a mixed use sustainable community. Site is located between Kingswells and Cults. Although adjacent to the Countesswells development site, there would be some severance due to the road between the two areas.
Land Use Mix / Balance / Service Thresholds	2	The residential proposal would not contribute to better land use or mix.
Accessibility	1	Road access. No pavements, no cycle lane.

		Closest bus stop is 1.8km to the north, adjacent to Kingswells Parish Church on A944 and 2.3km to the south, close to junction with Bailieswells Road and A93. Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	Site is located between Kingswells and Cults. Kingswells Medical Practice is 3.3km north / Cults Medical Centre is 2.6km south. Cults neighbourhood centre is 2.8km south east (A93 North Deeside Road). Bieldside neighbourhood centre is located 2.2km to the south. Cults School/ Academy is 2km to the south. Countesswells development may provide a number of facilities in the long term.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Countesswells Woods is a Forestry Commission site with forest walks. No pavement or cycle paths on surrounding road. Core Path 50 is to the north of the site.
Proximity of employment opportunities.	1	The site is remote from employment opportunities.
Contamination	3	There is no known contamination on site.
Land Use Conflict	2	Major development under construction at Countesswells. Forestry land adjacent to the site.
Physical Infrastructural Capacity	3	The proposer indicates utilities are available.
Physical Infrastructure Future	3	The proposer indicated high speed broadband is available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
Service Infrastructure Capacity	1	The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.

		The north of the site is allocated to Countwesswell, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021
Other Constraints	3	No other known constraints.

B0905 – Site at East Lodge, Culter House Road

SITE NUMBER: 09/05		NAME of SITE: Site at East Lodge, Culter House Road
Nature of the proposal:	Residential (up to 5 units)	
Checklist Score:	43	
Constraints:	Ancient Woodland, Green Space Network, Landscape	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for a small scale housing development of up to 5 units. The site is undesirable for development.</p> <p>The site is tree-covered ancient woodland that sits within the greenspace network and greenbelt. The site is also located within the River Dee Catchment Area. Development would impact on landscape features and would intrude on landscape. The Dee Valley is one of Aberdeen’s distinctive and defining features, characterized by a settlement pattern of a series of historic settlements, separated by clear areas of pasture and woodland. Development on site would erode this pattern. When viewed from the Aberdeen Western Peripheral Route, on the south side of the Dee Valley, this site will intrude on in the landscape.</p> <p>The site would be car dependent as there are no public transport options within 800 meters, nor are there core paths. Active travel options are limited to the existing rural road network. The site is remote from existing community facilities.</p>		

Criteria	Score	Justification
Exposure	3	The site is sheltered due to tree cover to the north. The site also tree covered.
Aspect	3	The site is south facing.

Slope	1	The site slope is more than 1 in 12
Flood risk	3	The SEPA maps show no flooding on site. A small burn runs north/south to the west of the site.
Drainage	3	A small burn runs north/south to the west of the site. The site appears to be freely drained.
Built / Cultural Elements	3	Some vernacular properties nearby. There will be no loss to built or cultural element.
Natural Conservation	1	The site is all ancient woodland. The site is within the River Dee Catchment Area, and it is located in Green Belt and comprises Green Space Network. Development on this site will lead to the loss and disturbance of these elements. NESBReC records show that bat survey may be required.
Landscape Features	1	There is a low stone dyke along the southern boundary. The site comprises trees which link to a larger treed area. Development would lead to the loss and disturbance of these landscape features.
Landscape Fit	2	The site is located in the Lower Deeside Landscape Character Area. The Dee Valley is one of the defining and distinctive landscape features of Aberdeen. Development in the treed area would erode the character. The Aberdeen Western Peripheral Route is located in a cutting to the west of the site, due to the elevation of the site it would impact into the surrounding area when viewed from the AWPR. This area forms part of the gap separating Milltimber from Peterculter. Development in this area, exacerbated by the AWPR, will erode that gap leading to coalescence and the loss of the separate character of the two settlements.
Relationship to existing settlement	2	The site is detached from Milltimber/ Peterculter settlements. It is accessed via Culter House Road. OP113: Culter House Road (8 houses) and OP46: Culter House Road (5 houses) are located to the west.
Land Use Mix / Balance / Service Thresholds	1	The proposed use would not add to land use mix.

Accessibility	1	Lack of pedestrian footpaths from A93 N Deeside Rd. Culter House Rd is narrow. Approx 800 metres to nearest bus stop (Milltimber Brae on A93, no's 201, 202, 203, 19).
Proximity to facilities - shopping / health / recreation.	1	800 metres to Milltimber; approx. 2 kilometres to Peterculter (district centre, school and sports centre).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Lack of pedestrian footpaths from A93 North Deeside Rd, and Culter House Road is narrow. There are no core paths. There is no formal cycle path on Culter House Road, cycle lane on North Deeside Road, or the Deeside Line.
Proximity of employment opportunities.	1	There are no significant employment opportunities close to the site.
Contamination	3	There is no known contamination on site.
Land Use Conflict	2	The Aberdeen Western Peripheral Route is to the west. There are noise attenuation barriers in place.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections.
Physical Infrastructure Future	3	The proposed indicates high speed broadband is available. Appropriate low and zero carbon technologies will be used.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School where there is capacity. Secondary education is zoned to Culter Academy which is forecast to be over capacity by 2021.
Other Constraints	3	There are no other known constraints.

B0906 – Contlaw, Milltimber

SITE NUMBER: B09/06		NAME of SITE: Contlaw, Milltimber
Nature of the proposal:	Mixed use proposal comprising 800 residential units and 3ha of retail, leisure, health, community uses, a primary school, and 2 ha of employment use	
Checklist Score:	42	
Constraints:	Green belt	
Recommendation:	Undesirable	
Justification:		
<p>This is a large mixed use development, proposed to be completed over four phases. The site extends from the north of Milltimber and abuts OP112: West of Contlaw Road (allocated for 10 houses) and OP113: Cutler House Road (allocated for 8 houses). The Aberdeen Western Peripheral Route passes through the site. The majority of development has been proposed on the land between the Aberdeen Western Peripheral Route and Milltimber. Phase one, which abuts OP112 and OP113, comprises a mixed use neighbourhood centre which will have a range of facilities including a primary school and supermarket, 2ha of employment, 2 ha devoted to a transport interchange and housing built at a density of 25-36 dwelling per hectare. Phases 2, 3 and 4 comprise housing. Transport infrastructure and planting are proposed.</p> <p>The whole of the Deeside area is within the catchment of the River Dee. Careful consideration of the cumulative effects on the River Dee and abstraction levels must be kept in mind when assessing the proposals within the catchment area. In terms of the existing settlement, although abutting OP112 and OP113, the site does not feel well related to Milltimber, and the majority of development would spread further up towards Beans Hill. The settlements along Deeside are contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber. Within the school catchment of Cults Academy there would be insufficient capacity to accommodate pupils from this development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development</p>		

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 a site of this scale is likely to be contrary to the Proposed Strategic Development Plan.

Criteria	Score	Justification
Exposure	2	There are areas of woodland beyond the site boundary to the south which may provide protection. Within the site there are tree belts which may offer protection. The tree planting mitigation for the Aberdeen Western Peripheral Route once mature will offer further protection.
Aspect	3	The site is generally south east facing.
Slope	2	The site is generally sloping although there are undulations. The majority of the site has a gradient gentler than 1:12.
Flood risk	2	SEPA flood map identifies linear areas to the east of the site, and along Contlaw Road are at risk from surface water flooding. There is a small watercourse on the site which may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	3	Site is on a south-facing slope and the majority of site appears to drain well.
Built / Cultural Elements	2	There have been recorded archaeological finds on the site, and the historic Nether Beanshill Farmstead and Hillhead of Milltimber Farmstead are also on the site. This indicates that it may be of archaeological interest, but it is not considered to be a significant constraint
Natural Conservation	1	The east of the site is designated greenspace network. There is some identified priority

		<p>habitats associated with existing areas of woodland. (<i>Pinus Sylvestris</i> and <i>Picea Sitchensis</i>). Development could potentially have impact on habitats. The site is also within the catchment of the River Dee, which is an SAC.</p> <p>NESBReC data show bat survey may be required, with records of Designated Species in the area, such as Red Squirrel, Dunnock, Song Thrush, Yellowhammer, and Starling.</p>
Landscape Features	2	There are linear groups and clumps of woodland on site, and stone dykes are present.
Landscape Fit	1	<p>Development would have a significant impact on the landscape. The site would be visible from the open farmland to the north, and from high ground around Kirkton of Maryculter on the opposite valley side. Coalescence with Peterculter has been a reason in the past that development has been resisted on this site.</p> <p>The Aberdeen Western Peripheral Route passes through the middle of the site. This sits in a cutting below the site. Trees planting has taken place to mitigate the Aberdeen Western Peripheral Route; this has to mature. The site would impact on the green wedge between the Milltimber and Peterculter; this would be significantly reduced. The majority of development along Deeside is contained within the 90m contour line, and this development would go well beyond this up to 115m at Nether Beanshill, and up to 120m at Hill Farm, Hill of Milltimber</p>
Relationship to existing settlement	2	Development would abut site OP112 (allocated for 10 houses) and OP113 (allocated for 8 houses). The site would be a significant change in terms of density from OP112 and OP113. The development would extend further north than the existing settlement of Milltimber.
Land Use Mix / Balance / Service Thresholds	3	The proposal would add a mix of uses to the mainly residential area. This would help to contribute to a better mix or balance of land uses.
Accessibility	1	The closest bus stop is on North Deeside Road. This is more than 800m from the site.

Proximity to facilities - shopping / health / recreation.	2	This development is further than 800m from facilities. Nearest local shopping facilities are in Culter. The nearest medical (Camphill Medical Practice) and schools are also over 800m. The proposer does indicate there will be a mix of uses developed in phase 1 of the site which will include community uses and a primary school.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are limited path and cycle network. Core path 51 runs to the north-west of the site, and aspirational path 4 runs to the south. These do connect to recreation facilities, but there is no direct link to community or employment facilities.
Proximity of employment opportunities.	1	There are no significant employment sites within 1.6k of the site. The proposer has indicated the development would provide commercial land that would improve the mix of uses in the area.
Contamination	3	There are no known contamination or waste tipping issues present on site.
Land Use Conflict	2	There may be land use conflict present due to the Aberdeen Western Peripheral Route and the mostly residential nature of the proposal.
Physical Infrastructural Capacity	2	The proposer has indicated utilities are available within the immediate vicinity. Impact on infrastructure capacity for a development of this size is likely to be significant and will require to be assessed.
Physical Infrastructure Future	3	The proposer has indicated broadband is available within the immediate vicinity.
Service Infrastructure Capacity	1	The site is zoned for both Milltimber and Culter Primary Schools, and Cults Academy. Culter Primary School is currently under capacity. Milltimber will be over capacity by 2020. Cults Academy is forecast to be over capacity by 2021. The proposer indicated a primary school could be built on site.
Other Constraints	3	No known other constraints.

B0907 - Albyn Playing Fields

SITE NUMBER: 09/07		NAME of SITE: Albyn Playing Fields	
Nature of the proposal:	Residential (major; 100 units)		
Checklist Score:	48		
Constraints:	Green Space Network, Greenbelt, loss of sports facilities/ open space.		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that approx. 100 residential units could be provided. The site is considered to be undesirable for development. The proposed 100 houses would have a significant impact on landscape and would potentially damage the character of the area. The site is not related to the existing settlements of Peterculter or Milltimber. The loss of playing fields is a major issue as is the potential coalescence of Peterculter and Milltimber.</p>			

Criteria	Score	Justification
Exposure	3	Trees to south of site for screening along A93 North Deeside Road. Tree belts on north, east and western boundaries.
Aspect	3	Contour lines show slope southward; 55m-45m
Slope	3	Relatively flat site; used for playing fields. Contour lines show slope southward; 55m-45m
Flood risk	2	Some risk of surface water flooding.

Drainage	2	Slight risk of surface water flooding suggest that some small pockets of poor drainage exist within the site.
Built / Cultural Elements	3	Some large Deeside properties located to the north; Culter Lodge, Charnwood House etc. No known archaeological sites or listed buildings on the site. Culter House (a Category A listed building) is location c.500m to the north.
Natural Conservation	1	Site located in Green Belt and GSN. Contributes to green space between two Deeside settlements; Peterculter and Milltimber. Site associated with bat habitat and/ or activity (sightings and wooded features). A significant number of designated species have been sighted within and just outwith the site boundary.
Landscape Features	2	Some potential loss or disturbance of mature trees defining site boundaries.
Landscape Fit	2	Visible from the A93, roadside frontage. Some residential properties on the north side of the site. Currently playing/sports fields. Half the site is located within the 'Lower Deeside' character area, and the other is located within 'Valley' character area (prime landscape)
Relationship to existing settlement	2	Fronts onto the N Deeside Rd, proposals represent settlement expansion between Peterculter and Milltimber. Risk of coalescence. Slightly east of the main settlement area.
Land Use Mix / Balance / Service Thresholds	2	Housing only proposed. Mostly housing in the local area with some commercial/ agriculture use along A93 North Deeside Road. The development may provide the basis for attracting and supporting services and facilities.
Accessibility	3	Closest Cycle & Core path is Old Deeside Line to the south (within 400m), A93 connecting Deeside to Aberdeen City. Bus routes follow A93 east and west (services 201, 202, 203, 19), all within 400m of the site.

Proximity to facilities - shopping / health / recreation.	1	Over 800m to nearest neighbourhood centre (Peterculter) shops and amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are a significant range of available footpath / cycle path connections to community, recreation and employment facilities. There are also several core paths proposed connecting the site with the north, east and west.
Proximity of employment opportunities.	2	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	3	The site is approximately 350m west of the AWPR but no significant conflicts anticipated.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form. No apparent constraint to infrastructure capacity in respect of gas, electric, water or waste.
Physical Infrastructure Future	2	Access to high speed broadband within area. Other services not known.
Service Infrastructure Capacity	2	The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.
Other Constraints	1	The site is categorised as open space (playing fields and tennis courts). Although they are currently private playing fields, mitigating their loss (as required by SPP) would result in the development of replacement playing fields, which in turn could result in the potential consumption of greenfield land. Outdoor recreation is a suitable green belt use

B0908 – Countwesswells

SITE NUMBER: 09/08		NAME of SITE: Countesswells
Nature of the proposal:	Mixed-Use; Residential (500 units) and Business/Retail	
Checklist Score:	39	
Constraints:	Local Nature Conservation Site, Ancient Woodland, Green Space Network, Green Belt, School Capacity	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 500 residential units and 75m2 of business and office space. The site is undesirable.</p> <p>The site is partly located within the Foggieton Local Nature Conservation Site, the site contains priority habitat, and is located within the green space network and green belt. Due to the remote location the site is isolated from community facilities, public transport and active travel options are limited. Therefore, development is likely to be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	The surrounding topography provides good shelter for the majority of the site, however some areas are quite exposed, and in particular open farmland/fields to the south of the site
Aspect	3	The majority of the site is south, south-west facing.
Slope	1	The site has a varying topography and undulating across the site area. There are some steeper areas to the north of the site
Flood risk	2	The SEPA flood maps show surface water flood risk. These are mostly associated along the burns and drain present on site.
Drainage	2	There are small areas within the site which are poorly drained.
Built / Cultural Elements	3	The sites and monuments record shows documentary evidence of Foggieton on site, a building depicted in the OS 1 st edition map. Off site to the north east, the sites and monuments record indicated rig and furrow earthworks, cairn and found artefacts.
Natural Conservation	1	<p>The south, south-west and west of this site is covered by Foggieton Local Nature Conservation Site (LNCS). This LNCS contains a variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water.</p> <p>Priority habitat is on site to the west and there are areas of ancient woodland offsite to the north and east, again these are priority habitat. The sites falls within the River Dee Special Area of Conservation Catchment Area, and is greenspace network, and greenbelt. NESBReC Data shows that a number of Designated Species have been recorded in proximity of the site and within its boundary.</p>
Landscape Features	2	There are trees, stone dyke field boundaries and hedges on site. Development would result in their loss.

Landscape Fit	1	The site would significantly intrude on the surrounding landscape. It would appear as a sporadic development and isolated from the built up area.
Relationship to existing settlement	1	The site is remote form existing settlements such as Kingswells and Cults. It would be close to OP38: Countesswells. However, it would still be sporadic and isolated.
Land Use Mix / Balance / Service Thresholds	1	The development would contribute towards a better mix or balance of landuses and may provide the impetus for attracting new services and facilities. However, a significant mixed use development is already planed for this area at OP38: Countesswells, which will provide many of the services proposed.
Accessibility	1	There is no direct bus link within 800 metres of the site. The closest bus stop is approx. 2 kilometres (Dalmunzie Rd on A93) south, and Kingwells Park & Choose approx. 2 kilometres north. Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	The site is remote from community facilities. Most are located over 800 metres from the site. Kingswells Medical Practice is approx. 3.7 kilometres north / Cults Medical Centre is approx. 3 kilometres south.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 89 (Hillhead Road) is offsite to the south, and core path 55 is to east. There are forest walks in proximity. No pavement or cycle paths on surrounding road
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site. The proposer indicates 75m ² of the site will be for office and business use. This is not a significant amount.
Contamination	3	There is no known contamination in site.
Land Use Conflict	3	There is no known land use conflict

Physical Infrastructural Capacity	3	The proposed indicates there are connections available.
Physical Infrastructure Future	3	The proposed indicates this will be actioned on site.
Service Infrastructure Capacity	1	The site is zoned to Cults Primary School which is overcapacity, and Cults Academy which is forecast to be overcapacity by 2021.
Other Constraints	2	Pylons cross the site east to west, to the north and to the south-east.

B0909 – Pineacres, Contlaw Road

SITE NUMBER: B09/09		NAME of SITE: Pineacres, Contlaw Road
Nature of the proposal:	Residential (12 units)	
Checklist Score:	47	
Constraints:	Green space network, Ancient woodland, priority habitat.	
Recommendation:	Undesirable – but see note on zoning.	
Justification:		
<p>The development option is for a residential development in approximately 12 units. The site is east facing and is well drained. The site is situated close to a residential area and is reasonably well connected to the surrounding area, as there are residential dwellings on the east and south sides of the site, and opportunity site OP112: West of Contlaw Road, allocated for 8 units, is to the north.</p> <p>The site is situated in an attractive landscape setting. The ancient woodland and priority habitat will be significantly impacted by the development. The site sits within the greenspace network and is within the River Dee Special Area of Conservation Catchment Area. It will not offer affordable housing on site and it is remote in terms of accessibility to community facilities as most are beyond 2 kilometres from the site. There is limited accessibility to sustainable transport methods such as walking and cycling routes, however, the site is within 400 meters from a bus stop.</p> <p>It is considered that the proposal for 12 units is undesirable. However, this is an island area of green belt that was left isolated as a result of the reporters' decision to allocate OP112 to the north and west. In this context the green belt zoning is unsuitable and it is considered that a residential zoning is more appropriate. The existing area of green space network should remain.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing mature trees on site. The document submitted with the proposal indicate trees will be felled to accommodate development. A tree line to the north of the site will remain.
Aspect	2	The site is east facing.
Slope	2	There is a ridge part way along the site that is very steep and separates the site in two. The top section has a gentle slope.
Flood risk	2	The SEPA flood maps indicate there is a risk of flooding along Contlaw Road, this form a boundary with the site. The Milltimber Burn flows in a culvert at this point.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	There are no built heritage designations on site. The existing single residential dwelling will be demolished to accommodate the proposal.
Natural Conservation	1	The site is within the River Dee SAC catchment area. 1.2 ha of the 1.8 ha site is wooded, and of this 0.8 ha is designated ancient woodland. Tree Preservation Order 250 covers the whole site, and priority habitat is to be found at the western portion of the site. The wooded element of the site is greenspace network. The site is green belt. Bat survey may be required, Red Squirrel also recorded on the site and within proximity (NESBReC data).
Landscape Features	1	The site comprises a significant tree group on Contlaw Road. The trees make worthwhile contribution to the setting of Milltimber.
Landscape Fit	3	The site is abutted by OP112 on the north and west side, and the existing development of Milltimber on the east and south. Due to tree cover retention the site will not intrude into the landscape.

Relationship to existing settlement	3	The development will relate well to the existing development on the east and south and the proposed development in OP112.
Land Use Mix / Balance / Service Thresholds	1	The development of 12 detached houses will not contribute to a better land use mix. The surrounding area is residential.
Accessibility	3	There is a bus stop within 400m from the site, on North Deeside Road. The route has regular bus services with the 19, 119, 201, 202, 203.
Proximity to facilities - shopping / health / recreation.	1	All facilities are over 800m from the site. Culter District Centre – 2629m, Bieldside Neighbourhood Centre – 2993m, Camphill Medical Practice – 2391m, Cults Medical Group – 4038m, Milltimber Primary School – 826m, Cults Academy – 4168m.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a pavement on the east side of Contlaw Road. Core Path 66 is the closest to the site, and aspiration path 4 is to the north.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer has indicated there are connection to electricity and gas, and capacity for water and waste water.

Physical Infrastructure Future	3	The proposed has indicated there is fiber optic broadband available, and low and zero carbon issues will be addressed through a fabric first approach. The proposer also notes the development will include a heat network/district heating scheme, no information has been provided on this.
Service Infrastructure Capacity	2	The site is allocated to Milltimber Primary School, which is forecast to be over capacity by 2020. Secondary education is allocated to Cults Academy, which is forecast be over capacity by 2021.
Other Constraints	3	There are no know other constraints

B0910 – Friarsfield North

SITE NUMBER: 09/10		NAME of SITE: Friarsfield North
Nature of the proposal:	Residential (280 units)	
Checklist Score:	Craigbank and Corbie: 45	
	Newton: 45	
Constraints:	School Capacity, Landscape	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for a residential development of 280 units. The site is undesirable. The proposed site is categorized into three distinct parts, Craigbank and Corbie and Newton. Newton sits to the east of the other two areas. The site is located in an area of green belt which acts as a green backdrop to the existing development at Friarsfield and to Aberdeen as a whole. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. Development will have significant impacts on landscape and would be highly visible from the south. The settlements along Deeside are contained within the 90m contour line and this development would go beyond this. The development is poorly located to public transport and community facilities, and therefore would be car dependent.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	3	Craigbank and Corbie: The site is sheltered due to tree belts and topography.
	3	Newton: The site is sheltered due to tree belts to the north.
Aspect	3	Craigbank and Corbie: Generally south-facing
	2	Newton: gently east facing
Slope	1	Craigbank and Corbie: The site is steeper than 1 in 12.
	3	Newton: The has a very low gradient of 1 in 20.
Flood risk	3	Craigbank and Corbie: SEPA flood maps indicate there is no flooding on site
	2	Newton: SEPA flood maps indicate there is a small area of flooding on site
Drainage	3	Craigbank and Corbie: The site appears to be freely drained.
	3	Newton: The site appears to be freely drained.
Built / Cultural Elements	3	Craigbank and Corbie: There are no listed buildings on site but two category B listed building are in close proximity offsite, to the east Greenridge and the west, Ellengowan. Offsite to the north and south, there are hits within the sites and monuments record, a boundary stone and stone encircled raised mound.
	2	Newton: A category B listed boundary stone is located off site to the south. The site sites opposite Pitfodels Conservation Area. Development will not have a negative impact on the character and appearance of the conservation area.

Natural Conservation	3	Craigbank and Corbie: The site falls within the River Dee Special Area of Conservation Catchment Zone. There are tree preservation orders abutting the site boundary to the north, TPO 238, TPO 73 and TPO 243. The site is located in the green belt. Bat survey may be required for entire Bid area.
	3	Newton: The site falls within the River Dee Special Area of Conservation Catchment Zone. Bat survey may be required for entire Bid area, Red Squirrel recorded in proximity of the site (NESBReC).
Landscape Features	2	Craigbank and Corbie: There is a high stone wall on Craigton Road, and field boundaries within the site. There tree field boundaries also. These features may be lost or disturbed due to development.
	2	Newton: There are stone dykes field boundaries and tree belts. These features may be lost or disturbed due to development.
Landscape Fit	1	Craigbank and Corbie: Development would have a visual impact locally from Kirk Brae/ Kingswells Road and from Lower Deeside, as development would risk breaching the skyline.
	2	Newton: Development would slightly intrude into the surrounding landscape.
Relationship to existing settlement	1	Craigbank and Corbie: The site would sit to the north of OP41: Friarsfield, and south east of OP38: Countesswell. The area is zoned greenbelt which provides a settling to Cults and to the city as a whole.
	1	Newton: The site sits to the north of the existing urban area of Cults. The area is zoned greenbelt which provides a settling to Cults and to the city as a whole.
Land Use Mix / Balance / Service Thresholds	1	Craigbank and Corbie: The development would not contribute to towards a better mix of landuse.
	1	Newton: The development would not contribute to towards a better mix of landuse.
Accessibility	1	The closest bus stop is over 800 metres from the site at North Deeside Road. (Service no. 19, 119, 201, 202, 203).
	2	Newton: The closest bus stop is over 600 metres from the site at North Deeside Road. (Service no. 19, 119, 201, 202, 203).

Proximity to facilities - shopping / health / recreation.	1	Craigbank and Corbie: There are no facilities within 800m of the site. Cults Medical Centre is approx. 950 metres south. Cults district centre is closest for shopping/ amenities
	1	Newton: There are no facilities within 800m of the site. Cults Medical Centre is approx. 1 kilometer south. Cults district centre is closest for shopping/ amenities
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Craigbank and Corbie: Core path 63 runs through the site from north to south. Core path 87 runs along the northern boundary.
	1	Newton: There are no core paths linking to the site
Proximity of employment opportunities.	1	Craigbank and Corbie: There are no significant employment opportunities within 1.6 kilometres of the site.
	1	Newton: There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	Craigbank and Corbie: There is no known contamination on site
	3	Newton: There is no known contamination on site
Land Use Conflict	3	Craigbank and Corbie: There is no known land use conflict.
	3	Newton: There is no known land use conflict.
Physical Infrastructural Capacity	3	Craigbank and Corbie: The proposer indicates there is infrastructure capacity.
	3	Newton: The proposer indicates there is infrastructure capacity.
Physical Infrastructure Future	2	Craigbank and Corbie: The proposer indicates there is broadband. Low and zero carbon elements will be incorporated through the detailed design of the housing. There is no district heating/heat network scheme proposed.
	2	Newton: The proposer indicates there is broadband. Low and zero carbon elements will be incorporated through the detailed design of the housing. There is no district heating/heat network scheme proposed.

Service Infrastructure Capacity	1	Craigbank and Corbie: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021.
	2	Newton: The site is zoned to Airyhall Primary School, which is forecast to be over capacity by 2024. The secondary education is zoned to Hazlehead Academy, which is forecast to be over capacity by 2021.
Other Constraints	3	Craigbank and Corbie: There are no known other constraints.
	3	Newton: There are no known other constraints.

B0911 – Land at Culter House Road

SITE NUMBER: 09/11		NAME of SITE: Land at Culter House Road
Nature of the proposal:	Mixed-Use comprising Residential (major; 100 units) and Garden Centre.	
Checklist Score:	46	
Constraints:	Green Space Network, Greenbelt, relationship to existing settlements, accessibility and lack of nearby facilities.	
Recommendation:	Undesirable	
Justification:		
<p>This site is considered to be undesirable for development. Development on this site would significantly impact on the surrounding landscape, and any development would not be related to the closest settlement of Peterculter. The site would form an isolated 'island' of development which is detached from the rest of Culter. It is part of an area which serves to maintain the separate identities of Milltimber and Peterculter. This green belt function will become even more important with the development of the AWPR. Whilst the site is well sheltered, relatively flat and with a favourable aspect, its relationship with nearby settlements is poor both in terms of proximity and connectivity, particularly in respect of sustainable means of transport such as walking, cycling and public transport links.</p>		

Criteria	Score	Justification
Exposure	3	Site is currently an area of agricultural/ grazing land. Guttrie Wood is located west, and the AWPR is located east. Golf Course to the south. There is some shelter from northerly winds, with the site sitting on the lee side of a hill. There is a sparse tree belt along the northern edge of the site.
Aspect	3	Site is south-east facing.

Slope	2	Approximately 1 in 12 slope; very little undulations.
Flood risk	3	According to the SEPA indicative flood map, the site is not identified as being at risk of flooding. There are no recorded flooding incidents on the site and no small watercourses are present.
Drainage	3	Site appears to be well drained.
Built / Cultural Elements	3	No built or cultural elements present on the site. Culter House (a Category A listed building) is located c.400m to the south-east.
Natural Conservation	2	No natural conservation designations cover this site, however, it is located to west of and bordered by Guttrie Hill (Ancient and Semi-Natural Woodland), forming part of the Peterculter Local Nature Conservation Site (no. 54). It is also designated as Green Belt and Green Space Network. The site is identified as an area of potential bat habitat (wooded features) and there are records of Brown Pipistrelle bats adjacent to the site. Eurasian Red Squirrel (<i>Sciurus vulgaris</i>), a designated species on the UK BAP list of Priority Species, have been spotted just outwith the site boundary.
Landscape Features	2	The site is currently open agricultural land and as such there are limited landscape features on the site itself; it is bounded by a low drystone wall with the Guttrie Hill woods to the west and a sparse tree belt along the northern boundary. It is likely there will be only limited loss of features.
Landscape Fit	1	Lower Deeside Landscape Character Area (wooded farmland). Development at this location would be highly visible from surrounding areas, particularly from the AWPR and would intrude significantly into the landscape at this point.
Relationship to existing settlement	1	The site is completely unrelated to existing settlements and would form an isolated 'island' of development which is detached from the rest of Culter. It is part of an area which serves to maintain the separate identities of Milltimber and Peterculter. This green belt function will become even more important with the development of the AWPR. It is acknowledged that the development would be accessible from an AWPR junction, however, this does not alter the isolated and unrelated nature of this development.

Land Use Mix / Balance / Service Thresholds	3	Large scale residential and an employment use proposed, no similar development in close proximity. The planned garden centre would improve the mix of land uses in the area however this is negated by the sites isolated and inaccessible location, heavily reliant on vehicular movements facilitated by the AWPR.
Accessibility	2	Nearest bus stop c.770m from the site (adjacent to A93 entrance to Kippie Lodge).
Proximity to facilities - shopping / health / recreation.	1	There are a limited range of available facilities within 800m of the site. Kippie Lodge Sports and Country Club is located immediately adjacent to the site, however Peterculter neighborhood centre is located c.1.2km from the site, with the nearest medical facility over 800m. Culter Primary and Cults Academy are located over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Culter House Road is a narrow country road with no pedestrian footpath; its use for access to Culter would be dangerous for both pedestrians and cyclists. There are no designated cycle routes serving the site. Core Path 76 connects Culter House Road with A93, however, its closet point is some 350m to the west of the site.
Proximity of employment opportunities.	2	There are limited employment opportunities within 1.6km of the site within Culter itself. Prime 4 and Arnhall Business Park are located c.5km from the site. This proposal would involve the creation of some employment and ancillary uses, but the positive impact of this is negated by its inaccessibility to surrounding settlements.
Contamination	3	No contamination constraints identified.
Land Use Conflict	2	Development will result in some land use conflicts. The western site boundary abuts the western edge of the AWPR carriageway and slip roads. Potential for noise and/ or air quality conflicts with residential uses.
Physical Infrastructural Capacity	2	Unknown whether the site is currently connected to physical infrastructure networks. The small scale of the development is unlikely to place significant pressure on local capacity.

Physical Infrastructure Future	2	Some constraint to future infrastructural capacity. Proposer states that site has access to high speed broadband.
Service Infrastructure Capacity	2	<p>Culter Primary School – 2019 80%, 2020 78%, 2021 76%, 2022 76%</p> <p>Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%</p> <p>The site would be zoned to Culter Primary and Cults Academy. There is adequate capacity in Culter Primary, however Cults Academy is forecasted to exceed capacity in 2021.</p>
Other Constraints	3	None known

B0912 – Craighton Road South 1

SITE NUMBER: B09/12		NAME of SITE: Craighton Road South 1
Nature of the proposal:	Residential (70-75 units)	
Checklist Score:	47	
Constraints:	Green belt, greenspace network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a residential development of approx. 70-75 units. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as greenbelt, green space network, and is within the Pitfodles Conservation Area. The conservation area is typified by a character and appearance - the area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland areas, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEPA flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a derelict cottage and walled garden on site, and the sites and monuments records Pitfodels House and Viewbank House immediately offsite to the south.
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodels Conservation Area, the trees are protected. There are many mature tree belts on site and a further central clump of trees. The site is zoned as green belt and green space network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity of site.
Landscape Features	2	There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the greenbelt buffer between Braeside and Cults, and areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	2	There is development to the east and south of the site. The proposed development comprises a different pattern of development than the existing.
Land Use Mix / Balance / Service Thresholds	1	The residential development would not add to the land use mix.
Accessibility	3	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	2	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	1	The site is more than 1.6Km from significant employment area.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is waste water and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	2	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.
Other Constraints	2	There are pylons running east to west across the site.

B0913 – Craigton Road South 2

SITE NUMBER: B09/13		NAME of SITE: Craigton Road South 2
Nature of the proposal:	Residential (30 units)	
Checklist Score:	47	
Constraints:	Green belt, greenspace network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a residential development of approx. 30 units. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as greenbelt, green space network, and is within the Pitfodels Conservation Area. The conservation area is typified by a character and appearance. The area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEAP flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a derelict cottage on site, and a walled garden to the west. The sites and monuments records Pitfodels House and Viewbank House immediately offsite to the south.
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodels Conservation Area the trees are protected. There are many mature trees belts on site. The site is zoned as green belt and green space network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to site.
Landscape Features	2	There are linear tree belt features. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the greenbelt buffer between Braeside and Cults, and the areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	2	There is development to the east and south of the site. The proposed development comprises a different pattern of development than the existing.
Land Use Mix / Balance / Service Thresholds	1	The residential development would not add to the land use mix.
Accessibility	3	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	2	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	1	The site is more than 1.6Km for significant employment area.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is waste water and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	2	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021.
Other Constraints	2	There are pylons running east to west across the site.

B0914 – Craiogton Road South 3

SITE NUMBER: B09/14		NAME of SITE: Craiogton Road South 3
Nature of the proposal:	Care home and Garden Centre	
Checklist Score:	53	
Constraints:	Green belt, greenspace network, Pitfodels Conservation Area	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is a care home and garden centre. The site is undesirable for development.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults. It also contains many mature trees and has an established wildlife and recreational function. The site is zoned as greenbelt, green space network, and is within the Pitfodels Conservation Area. The conservation area is typified by a character and appearance. The area is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p>		

Criteria	Score	Justification
Exposure	3	The site is well protected by existing established tree belts.
Aspect	3	The site is south facing.
Slope	3	The site is very gentle sloping at a gradient of 1 in 20.

Flood risk	3	There is no indication of flooding from the SEPA flood maps.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	1	The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation. There is a sites and monuments record immediately offsite to the south (Pitfodels).
Natural Conservation	1	There is ancient woodland designation offsite to the south west. Although there are no Tree Preservation Orders on site, as the area is within the Pitfodels Conservation Area tree are protected. There are many mature trees belts on site and a central clump of trees. The site is zoned as green belt and green space network. Designated Species (Lapwing, Kestrel, Red Squirrel) recorded within and in proximity to site.
Landscape Features	2	There are linear tree belt features, and a central clump of trees. There are also stone dyke field boundaries.
Landscape Fit	1	The site forms part of the greenbelt buffer function between Braeside and Cults, and the areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area.
Relationship to existing settlement	3	There is development to the east and south of the site. The proposed development would be similar to the exiting modern settlement pattern.
Land Use Mix / Balance / Service Thresholds	2	The development would add additional care home facilities and small scale employment opportunities to Aberdeen.
Accessibility	2	There is a bus stop within 400 m of the site, with a regular bus service.

Proximity to facilities - shopping / health / recreation.	3	Local facilities are available at Cults and Airyhall, however these are over 800m from the site. Airyhall Primary School is within 800m of the site. Cults Medical Practice and Garthdee Health Centre are over 800m from the site. Due to the nature of the proposals there would be no requirement for the primary school.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path 67 runs to the south of the site providing east and west connections, and core path 65 adjoins this, running north and south. Core path 66 (Old Deeside Line) is less than 1km from the site.
Proximity of employment opportunities.	3	The site is more than 1.6Km from significant employment area. Due to the nature of the proposal, proximity to significant employment opportunities is not a constraint.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There are no known land use conflicts
Physical Infrastructural Capacity	3	The proposer indicates there is waste water and water capacity, and gas and electricity available.
Physical Infrastructure Future	2	The proposer indicates there is high speed broadband available. Low and zero carbon technology will be incorporated at design stage.
Service Infrastructure Capacity	3	The site is allocated to Airyhall Primary School, which will be over capacity by 2024, and Hazlehead Academy, which will be over capacity by 2021. Due to the nature of the proposal school capacity is not a constraint.
Other Constraints	2	There are pylons running east to west across the site.

B0915 – Sunnyside, Cults

SITE NUMBER: 09/15		NAME of SITE: Sunnyside, Cults
Nature of the proposal:	Residential (local; 2 units)	
Checklist Score:	39	
Constraints:	Woodland, green belt boundary	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes local scale development for 2 residential units. The site is located within Green Belt at the western edge of OP41 Friarsfield. Development on this site would be located next to a major development site being built out for approx. 280 units. The woodland to the west of Friarsfield forms a strong and defensible green belt boundary. Although small – this development would erode these features.</p>		

Criteria	Score	Justification
Exposure	3	Some trees/shrubs delineate the site. Some development to the north (Derncleugh)
Aspect	3	Generally south-east facing, overlooking Friarsfield development site.
Slope	2	Contour lines show site slopes to south (9% / 1:11)
Flood risk	2	Surface water flood risk from burn that runs along north boundary.
Drainage	2	Some evidence of poor drainage.

Built / Cultural Elements	3	Some agricultural buildings north of the site with open fields east; development site located here.
Natural Conservation	2	Site located in Green Belt/ GSN. Bullfinch recorded within 100m of site (NESBReC). Site associated with bat habitat/ activity. Part of a wider woodland area.
Landscape Features	1	Agricultural land visible to the east at present, development of OP41 ongoing. The woodland to the west of Friarsfield forms a strong and defensible green belt boundary. Although small – this development would erode these features.
Landscape Fit	2	Site lies within Lower Deeside Character Area. Site sits in proximity to OP41 Friarsfield.
Relationship to existing settlement	2	Site is located north of Cults. Site sits in adjacent to OP41 Friarsfield.
Land Use Mix / Balance / Service Thresholds	1	No significant effects.
Accessibility	1	Private road access. No pavements, no cycle lane. Closest bus stop is 0.5 miles (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	1	Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.
Proximity of employment opportunities.	1	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.

Contamination	3	None shown.
Land Use Conflict	3	None anticipated.
Physical Infrastructural Capacity	2	Proposer indicates some infrastructure capacity.
Physical Infrastructure Future	2	Proposer indicates some infrastructure capacity.
Service Infrastructure Capacity	3	Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%. Two houses are unlikely to have any significant impact.
Other Constraints	3	None known

B0916 – Craigton, Peterculter

SITE NUMBER: B09/16		NAME of SITE: Craigton, Peterculter	
Nature of the proposal:	Residential development of c. 20 units		
Checklist Score:	47		
Constraints:	Green belt/Green space network		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This development would be residential in nature. The site is within the Green Belt, and forms part of the green space network, which, without mitigation, may result in some loss or disturbance of wildlife habitat or species. The site is considered to be undesirable for development. Development on this site would also (without mitigation measures) impact on the surrounding landscape. Any development would be isolated to the main settlement of Peterculter and it is not well connected to services and facilities.</p>			

Criteria	Score	Justification
Exposure	2	Most of the site is well sheltered due to topography and trees on the road boundary. The site rises in the middle and is more exposed at this point.
Aspect	3	The site is mainly south, south west and south east facing, sloping from the top 'hump'.
Slope	2	The main slope of the site is less than 1 in 22. The site is not flat and rises up to a main 'hump' within the middle of the site.

Flood risk	2	The SEPA flood maps indicted there is a high likelihood of surface water flooding at the eastern corner of the site. The indicative plan indicates this area will not be developed.
Drainage	2	The majority of the site is freely drained, however the south east and eastern edge of the site does appear to have some drainage issues where the ground was relatively wet and 'rushes' were present.
Built / Cultural Elements	3	There is no loss or disturbance to built or cultural elements.
Natural Conservation	2	The site forms part of the green space network. TPO 253 is adjacent to the eaten edge. There is ancient woodland to the east, across Malcolm Road. There would be some loss or disturbance of wildlife habitat or species at this site. Designated Species (Red Squirrel) recorded within 100m of the site)
Landscape Features	3	Development on this site would result in no loss or disturbance to landscape features.
Landscape Fit	2	Development will intrude slightly into the landscape. Development would be visible from the A93 and would be seen as a cluster of housing, rather than isolated units, or linear residential development. The track to the south forms a more distinctive green belt boundary than this proposal.
Relationship to existing settlement	2	A development on this site would be partially related to the existing settlement of Peterculter. The site is opposite OP52, across Malcolm Road. Existing housing around the site is predominantly isolated and detached in a peripheral setting. The area of hard standing car parking area between Crombie Park and the site dissects the site from the rest of Peterculter.
Land Use Mix / Balance / Service Thresholds	1	The development would not add to the land use mix, as it is adding residential uses to a predominantly residential area.
Accessibility	2	A bus stop is located with 400-800 metres of the site.

Proximity to facilities - shopping / health / recreation.	1	The closest facilities are more the 800 metres from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpaths/cycle path connections to the community, recreation and employment facilities. Core path 52 is at the southern boundary of the site. Other path forms the wester and norther edge of the site
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site.
Contamination	3	There are no known contamination or waste tipping present on the site.
Land Use Conflict	3	There will be no expected conflict with adjacent land use. The Culter Football Club grounds are located opposite the site to the south, however it is not expected these will cause significant land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates the site has connections to utilities.
Physical Infrastructure Future	3	The proposer indicates fibre optic broadband is available. The development will satisfy low and zero carbon through design layout and building fabric.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	No known other constraints.

B0917 – Land East of Inchgarth Mews

SITE NUMBER: 09/17		NAME of SITE: Land east of Inchgarth Mews	
Nature of the proposal:	Residential (local; 15 units)		
Checklist Score:	43		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates 15 units could be delivered. The site is located close to the River Dee Corridor LNCS. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Cults. The area helps to maintain the separate identities of Cults and Aberdeen and the overall landscape setting of the city. It therefore provides a valuable green belt role. There is limited connectivity to services and public transport. The site is considered to be undesirable for development.</p>			

Criteria	Score	Justification
Exposure	3	Site boundary is delineated by woodland. Little visibility from roadside.
Aspect	3	Site slope indicates south-facing.
Slope	2	Southerly slope toward River Dee; approx. 11% (1:9) slope. Some undulation.
Flood risk	2	There is an area of surface water flooding close to the eastern boundary of the site

Drainage	2	The area appears well drained
Built / Cultural Elements	3	Inchgarth House Listed Cat C building located east of site.
Natural Conservation	2	River Dee corridor LNCS located within south side of the site. Bat survey may be required. Protected Species may be an issue.
Landscape Features	2	The site is enclosed by woodland. It is part of the River Dee valley prime landscape and contributes to the sense of place in that location.
Landscape Fit	1	Part of site is 'Valley' prime landscape character, part is 'Lower Deeside' character area.
Relationship to existing settlement	1	Site is located between Cults and the city's western edge. It helps to maintain the separate identities of Cults and Aberdeen and the overall landscape setting of the city. It therefore provides a valuable green belt role.
Land Use Mix / Balance / Service Thresholds	1	Small scale residential development. Prominent land use is low density residential in addition to Green Belt/ GSN.
Accessibility	1	North is Inchgarth Road. Single side pavement on Inchgarth Rd, no cycle lane. Bus stops (services 19, 119, 201, 202, 203) and cycle lane on N Deeside Rd 0.6 miles north of site.
Proximity to facilities - shopping / health / recreation.	1	Cults District Centre (shops, library, medical centre) located half a mile west. Old Deeside Line core path and LNCS north of site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path and cycle route Old Deeside Line (no.66) lies immediately to the north of the site.

Proximity of employment opportunities.	2	With the exception of Robert Gordons University, there are limited employment areas nearby.
Contamination	3	None shown.
Land Use Conflict	3	None anticipated from residential use.
Physical Infrastructural Capacity	2	Bid submission indicates there is infrastructure capacity.
Physical Infrastructure Future	2	Bid submission indicates there is infrastructure capacity.
Service Infrastructure Capacity	1	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None

B0918 – Land at Brotherfield

SITE NUMBER: B09-18		NAME of SITE: Land at Mill of Brotherford	
Nature of the proposal:	Residential – 15 houses		
Checklist Score:	47		
Constraints:	Greenbelt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for 15 detached and semi-detached houses. The site is located within the greenbelt separating Westhill and Peterculter and is isolated from public transport and community facilities. The site would be entirely car dependent. Due to its size, the development would not encourage additional community facilities or uses to the area. The development would be 1.6 kilometers from significant employment opportunities at Arnhall Business Park. The site is undesirable and it is recommended that it remains as green belt.</p>			

Criteria	Score	Justification
Exposure	3	The site is heavily wooded and is bordered by woodland to the north and east. The topography of the site will also provide shelter. The woodlands and topography will provide good shelter.
Aspect	3	The site is south west facing, with a very gentle slope.
Slope	3	The site has a slope of 1 in 20.
Flood risk	2	SEPA flood maps indicate there is fluvial flooding off site to the west at the Brodiach Burn. The maps also indicated there is surface water flooding offsite to the south, east and west, at the Brodiach Burn

		and a small water course that joins the Brodiach Burn. There is the potential to exacerbate the existing flooding due to development.
Drainage	3	The site appeared to be freely drained. There is a large open cutting at the east of the site.
Built / Cultural Elements	3	There are no built or cultural features on site. There are features off site that need to be considered: the Mill of Brotherfield and Bridge of Brotherfield are both category C listed buildings, they sit to the west of the site. Archeological surveys have been carried out for planning applications to the south and north west of the site.
Natural Conservation	3	There are no nature conservation features on site. There is ancient woodland offsite immediately to the north. The site is tree covered, therefore it is expected there will be a degree of habitat loss due to the removal of trees to accommodate housing. Strong presence of Designated Species (Red Squirrel, Otter) and Water Shrew in the area of the site (NESBReC data).
Landscape Features	1	The site is tree covered – these mainly originate from a nursery that used to be on the site. There are remnants of stone dykes on site. The removal of trees to accommodate dwellings will result on the loss or disturbance to these features.
Landscape Fit	1	The development would intrude into the landscape. The current development in the area comprises a cluster of 10 dwellings and the Beechgrove Garden, set around the burn, and following the line of the road. The development would be a contrast in development pattern with the surrounding area.
Relationship to existing settlement	2	The development will be partially related to the existing development at its western edge. It will not relate well to settlement pattern.
Land Use Mix / Balance / Service Thresholds	1	The residential development will not contribute to a better mix or balance of landuses, nor will it provide the impetus for attracting new services and facilities.
Accessibility	1	There is not direct bus route or bus stop in close distance to the site. The nearest is in Westhill/Arnhall Business Park for the Stagecoach x17.

Proximity to facilities - shopping / health / recreation.	1	There are no available shopping and health facilities within 800 metres of the site. The closet is in Westhill, over 2.5 kilometers from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no core paths to the site. There is an informal path along the road network which links to Westhill.
Proximity of employment opportunities.	3	There are significant employment opportunities 1.6 kilometers from the site, at Arnhall Business Park
Contamination	3	There is no contamination on site, however immediately offsite to the west there is an area of contamination associated with the Mill of Brotherfield
Land Use Conflict	3	There is no expected conflict with adjoining land use.
Physical Infrastructural Capacity	3	The proposer indicates a private water treatment plant is proposed for waste water, and there are connections to the electricity and gas networks.
Physical Infrastructure Future	2	The proposer indicates there is no access to highspeed broadband, and low and zero carbon elements will be dealt with through building fabric.
Service Infrastructure Capacity	2	The site is zoned to Westhill Primary School which will be 100% full by 2022, and Westhill Academy which will be 81% full by 2022.
Other Constraints	2	Oil and Gas pipelines run through the site – middle zone.

B0919 – Land at Craigton Road, Pitfodels

SITE NUMBER: B09-19		NAME of SITE: Land at Craigton Road, Pitfodels
Nature of the proposal:	Residential (local; 16 units)	
Checklist Score:	49	
Constraints:	Green belt	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for 16 units. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. Development will have impacts on landscape and would be visible from the south. The settlements along Deeside are contained within the 90m contour line and this development would go beyond this. The development is poorly located in relation to public transport and community facilities and would therefore be car dependent. Due to its size, the development would not encourage additional community facilities or uses to the area but is intended to be accessible from OP41 Friarsfield. The development would be over 5km from significant employment opportunities in the City area as limited opportunities are available in Cults.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise (for example Friarsfield). Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan. The site is undesirable and it is recommended that it remains as green belt.</p>		

Criteria	Score	Justification
Exposure	3	Some shelter to the north from the former Waldorf School, open rural area to west, east and south.

Aspect	3	South facing, toward Cults settlement and OP41 site.
Slope	2	Former playing field; slight south-facing slope. 16% gradient (1:6)
Flood risk	3	None shown
Drainage	3	Site appears freely drained
Built / Cultural Elements	3	Disused school north of the site boundary, proposer states that the site is former football pitch of adjacent school.
Natural Conservation	3	There are no significant nature conservation features present.
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. There are tree belts to the north and east of the site.
Landscape Fit	2	Located south of the disused school and north of the OP41 Friarsfield site.
Relationship to existing settlement	1	Located north of the Cults settlement, OP41 follows growth pattern of the settlement from the River Dee/ North Deeside Road. The area forms part of the green backdrop to Friarsfield and helps to maintain the separate identifies of Cults and Countesswells which will develop to the north west. It will be visible from the south.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area. Major development proposed at OP41 to the south.
Accessibility	1	<p>Accessed primarily by vehicle via Craigton Road. Proposer indicates that access would be taken from the southern edge, of the north side of adjacent Friarsfield development.</p> <p>Nearest bus stop is 0.6 miles south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.</p>

Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 0.6 mile south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.63 (Den of Cults) delineates site to the east.
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (0.6 mile /900m south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	School to north highlighted for possible contamination, none shown within site boundary.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area. Main land uses are agriculture and some dispersed housing. OP41 will neighbor the site when build-out progresses.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known

B0920 – Binghill Farm

SITE NUMBER: B09/20		NAME of SITE: Binghill Farm	
Nature of the proposal:	Residential – up to 100 units		
Checklist Score:	45		
Constraints:	Green belt		
Recommendation:	Undesirable		
Justification:			
<p>This development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that circa 100 residential units could be provided. The site is considered to be undesirable for development.</p> <p>The site is located above the 95m contour line on the Deeside Valley which generally marks the northern limit to development of the north Deeside settlements. Breaching this could lead to urban sprawl northwards. The development would only be partially related to the main settlement of Milltimber, however it is noted that the site is located near the allocation of Op48: Oldfold. The site also has limited facilities within 800m and this will not encourage sustainable travel.</p>			

Criteria	Score	Justification
Exposure	2	There is some shelter from northerly winds due to the topography. There is a linear tree belt at the northern most point of the site.
Aspect	3	The site is south east facing at its upper edge and south facing at its most southern point.
Slope	3	The site slopes gently to the south east, there is a slope of 1 in 16.

Flood risk	3	SEPA flood maps show no risk of flooding from fluvial or surface water. There are no recorded incident of flooding incidents on site.
Drainage	3	There are no known drainage issues on site. However, it is noted that there is a culvert to the south east of the site.
Built / Cultural Elements	3	There will be no loss to built or cultural elements. There are two offsite elements in close proximity to be noted. Binghill House, category C listed house to the west, and Binghill Lodge which is in the sites and monuments record.
Natural Conservation	2	The site is within the River Dee SAC Catchment area. The western edge of the site abuts ancient woodland to its north and TPO 125 to its south. Den of Murtle Local Nature Conservation Site sits immediate beyond the northern edge of the site. There is greenspace network allocation over all the site. There may be some loss or disturbance to wildlife habitat or species. Designated Species (Red Squirrel) found in proximity of the site, bat survey may also be required.
Landscape Features	2	The northern boundary of the site is adjunct to a linear tree belt field boundary. There are stone dyke walls separating the fields. Development would result in the loss or disturbance of these elements.
Landscape Fit	1	The development would abut OP48: Oldfold to the west, however, development on this site would significantly impact on the landscape as it is above the 95m contour line on the Deeside Valley, which Oldfold adheres too. The Deeside settlements are contained within this contour and breaching it could lead to urban sprawl northwards, and a negative impact on the Dee Valley character.
Relationship to existing settlement	2	The site is relatively isolated from the existing settlement. However, it is noted that the site is located near the allocated site of Oldfold.
Land Use Mix / Balance / Service Thresholds	1	The site will not bring a greater mix of uses to the area as it is predominantly residential in character.
Accessibility	1	The site is over 1000m from the nearest bus service and bus stops. The bus service includes the 19/201/202/203

Proximity to facilities - shopping / health / recreation.	1	The site is approx. 950m to Milltimber Primary School and the site is over 1000m from the nearest shops and medical facilities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	The site is approx. 485m from an Aspirational Core Path 10. An informal path links north to Core Path 89. There are a limited number of paths
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site. It is noted the masterplan for site OP48: Oldfold states there will be 5 hectares of employment land on site.
Contamination	3	There is no known contamination or waste tipping present on site.
Land Use Conflict	3	There is no expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates there are connections to utilities.
Physical Infrastructure Future	2	The prosper has indicated buildings will be designed in accordance with low and zero generating technologies where appropriate.
Service Infrastructure Capacity	1	The site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.
Other Constraints	3	No known other constraints

B0921 – Countesswells Settlement Expansion

SITE NUMBER: B09/21		NAME of SITE: Countesswells Settlement Expansion
Nature of the proposal:	Residential (approx. 545 units over 6 sites)	
Checklist Score:	Between 41 and 46	
Constraints:	Green belt,	
Recommendation:	Undesirable	
<p>Justification: The proposal is separated into six separate units, called area two through to area seven. The proposals are all residential. Area 2 is proposed for 175 units, area 3 for 54 units, area 4 for 75 units, area 5 for 84 units, areas 6 for 76 units and area 7 for 80 units. The areas are within the greenbelt and all are deemed undesirable for development. The existing allocated site, OP38: Countesswells, sits within a natural basin, and is not readily visible from the wider Aberdeen area. The proposed sites would be visually intrusive and would have a detrimental impact on the landscape. The development of the sites would lead to loss of woodland and disturbance to designated species and their habitats. The Countesswells allocation (OP38) is anticipated to build out at a rate of about 200-250 units per year and is not expected to be complete until beyond this LDP period. Adding additional land to the OP38 allocation is not likely to increase housebuilding on this site in the next plan period.</p> <p>All six units have been subject to Examination as part of Issues 10: Alternative Sites: Countesswells in the Examination into the extant 2017 Aberdeen Local Development Plan, as bid site B09/18: Countesswells expansion and bid site B09/24: Thornhill. Area 2 and Area 7 were considered to be a major intrusion into the green belt separating Cults, the new development at Countesswells, and the existing built-up area of Aberdeen lying to the east. There would be an unacceptable landscape impact and the isolated development in the green belt would undermine the separation between Cults and the western edge of Aberdeen. The Reporter noted, area 5 and 6 are on steeply sloping land with woods to the north and south and would constitute a finger of development projecting westwards into the green belt. They would not relate well either to the main Countesswells site or to the rural character of the surrounding area.</p> <p>With areas 3 and 4 the Reporter felt, as area 3 adjoins the south-west boundary of OP38 and is well screened by trees, subject to their retention, it would be an acceptable site for expansion if one were required. Area 4, though more prominently located at a road junction, is backed by trees to the north and west, and adjoins the western boundary of site OP38, making it a credible enlargement of the main site. If a need to expand site OP38 arose areas 3 and 4 would offer opportunities worthy of further consideration. However, at this time the Proposed SDP states that the expansion of existing masterplanned sites should not be considered for allocation.</p>		

The requirement to expand the boundaries of OP38: Countesswells is not considered acceptable at this time. Development within any of the six sites would be remote from existing urban areas and facilities, would be car dependant and would in places have a detrimental impact on landscape. 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	Area 2: The area may be provided some degree of protection due to the golf course shelter belts beyond Countesswells Road.
	3	Area 3: The site will be protected due to the surrounding tree belts.
	3	Area 4: the site is protected due to vegetation.
	3	Area 5: The site is protected due to vegetation and topography.
	3	Area 6: The site is well protected due to topography.
	3	Area 7: The site will be provided good degree of protection due to existing tree shelterbelts
	Aspect	3
3		Area 3: The site is south facing with a very gentle slope
3		Area 4: The site is south east facing.
3		Area 5: The site is south facing.
3		Area 6: The site is south facing.
3		Area 7: The site is south facing with a very gentle slope.
Slope	3	Area 2: The site slope is not more than 1 in 12
	3	Area 3: The site is very gently sloping, with a slope of 1 in 20
	3	Area 4: The site is very gently sloping, with a slope of 1 in 20
	1	Area 5: The slope is steep at 1 in 7.
	1	Area 6: The slope is steep at 1 in 7.
	3	Area 7: The site slope is not more than 1 in 12

Flood risk	2	Area 2: There are 2 areas of flooding in the north of the site. Beyond the south west site boundary there is flooding associated with the Cults Burn.
	2	Area 3: There is an area of flooding to the south of the site
	3	Area 4: There are no areas of flooding on the SEPA flood maps.
	3	Area 5: There are no areas of flooding on the SEPA flood maps.
	3	Area 6: There are no areas of flooding on the SEPA flood maps.
	3	Area 7: There are no areas of flooding on the SEPA flood maps.
Drainage	3	Area 2: The site appears to be freely drained
	1	Area 3: There is an area of wet ground to the south, there is a water course behind the tree belt at the north east of the site.
	3	Area 4: The site appears to be freely drained
	3	Area 5: The site appears to be freely drained
	3	Area 6: The site appears to be freely drained
Built / Cultural Elements	3	Area 7: The site appears to be freely drained
	3	Area 2: There is a category B listed building off site to the south. There will be no likely loss of disturbance to built or cultural heritage.
	2	Area 3: Counteswells House (Cat B listed) sits approx. 330m to the north west of the site, associated with this is the category C listed Counteswells Doocot (approx. 190m to the north west). Development could have an impact on the setting of these listed features
	3	Area 4: Counteswells House (Cat B listed) sits approx. 170m to the south of the site
	3	Area 5: Counteswells House (Cat B listed) sits approx. 230m to the east of the site. The sites and monuments record records a rig and furrow earth works approx. 150m from the site, and stone balls and arrowheads have been found approx. 190m from the site.
	3	Area 6: There will be no likely loss of disturbance to built or cultural heritage.
Natural Conservation	3	Area 7: There will be no likely loss of disturbance to built or cultural heritage.
	1	Area 2: There is ancient woodland to the south west beyond the site boundary. This is also priority habitat. The southern most part of the site is green space network. The site lies within the River Dee Catchment Area.
	1	Area 3: The site lies within the River Dee Catchment Area. Ancient woodland surrounds the site and abuts the boundary on the west and south sides. There is priority habitat abutting the south of the site. The whole site is green space network

	1	Area 4: The site lies within the River Dee Catchment Area. Ancient woodland abuts the boundary on the north and west sides. There is priority habitat abutting the west of the site. The whole site is green space network
	1	Area 5: The site lies within the River Dee Catchment Area. Ancient woodland abuts the site to the south, and is across the road to the north. There is priority habitat to the north across the road. Tree Preservation Order 206 abuts the east edge of the site. The whole site is green space network
	1	Area 6: The site lies within the River Dee Catchment Area. Ancient woodland abuts the site to the south, as does priority habitat. The whole site is green space network
	1	Area 7: Den Wood Local Nature Conservation Site sits to the north of the site across Countesswells Road, this is also ancient woodland. There are two areas of priority habitat on site. There is a tree preservation order abutting the southern boundary. Green space network covers the southern and western sections of the site. The site lies within the River Dee Catchment Area.
Landscape Features	2	Area 2: There are stone dyke field boundaries within the site.
	1	Area 3: There are stone dyke field boundaries and a tree belt along the north east
	2	Area 4: There are stone dyke field boundaries and mature trees as the site boundaries.
	1	Area 5: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.
	1	Area 6: There are stone dyke field boundaries within the site, and along with mature trees form the site boundaries.
	2	Area 7: Stone dykes and tree belts contain and extend into the site
Landscape Fit	1	Area 2: The site is visible from Counteswells Road and Hazlehead Golf Course. The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells
	2	Area 3: The site would be disjointed from the main Counteswells opportunity site and is severed from it by the Kingswells to Cults road.
	1	Area 4: The site would be disjointed from the main Counteswells opportunity site
	1	Area 5: The site would be disjointed from the main Counteswells opportunity site and is severed from it by the Kingswells to Cults road.
	1	Area 6: The site would be disjointed from the main Counteswells opportunity site and is severed from it by the Kingswells to Cults road.
	2	Area 7: The site is fairly well contained visually from the approaching roads, although gaps in the trees on Countesswells Road allow views across the site. The ridgeline along Craigton Road prohibits views

		<p>across the site from South Deeside. The western boundary of the site is largely open to views from fields to the west of the site.</p> <p>The site sits within Aberdeen's agricultural heartlands as wooded farmland and functions as a green separation between Cults and the proposed allocation at Countesswells.</p>
Relationship to existing settlement	2	Area 2: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 3: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 4: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 5: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 6: The site is remote and not related to the existing settlement of Cults, however the site would be well related to the allocated sites of OP38: Countesswells.
	2	Area 7: The site is remote and not related to the existing settlement of Cults, however the site would be reasonably well related to the allocated sites of OP38: Countesswells and OP41: Friarsfield.
Land Use Mix / Balance / Service Thresholds	2	Area 2: The residential proposal would not contribute to better land use or mix.
	2	Area 3: The residential proposal would not contribute to better land use or mix
	2	Area 4: The residential proposal would not contribute to better land use or mix
	2	Area 5: The residential proposal would not contribute to better land use or mix
	2	Area 6: The residential proposal would not contribute to better land use or mix
	2	Area 7: The residential proposal would not contribute to better land use or mix.
Accessibility	1	Area 2: The site is approx. 2km to the nearest regular bus service.
	1	Area 3: The site is approx. 2km to the nearest regular bus service.
	1	Area 4: The site is approx. 1.8km to the nearest regular bus service.
	1	Area 5: The site is over 2km to the nearest regular bus service.
	1	Area 6: The site is over 2km to the nearest regular bus service.
	1	Area 7: The site is approx. 1.6km to the nearest regular bus service.
	1	Area 2: The closest facilities are located in Cults, over 1.8 km from the site.
	1	Area 3: The closest facilities are located in Bielside, over 1.8 km from the site.

Proximity to facilities - shopping / health / recreation.	1	Area 4: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 5: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 6: The closest facilities are located in Bielside, over 2 km from the site
	1	Area 7: The closest facilities are located in Cults, over 1.8 km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Area 2: Core Path 87 runs to the south of the site. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path
	2	Area 3: Core Path 55 runs along the western boundary. This links into Cults, and to the north to core path 50 which links to OP38: Countesswells
	2	Area 4: Core Path 50 is to the north of the site.
	2	Area 5: Core Path 55 runs along the north, east and south boundary. This links into Cults, and to the north to core path 50 which links to OP38: Countesswells
	1	Area 6: There are no core paths within or abutting the site. Core path 50 is 170m from the site
	2	Area 7: Core Paths 87 and 63 run to the south of the site. Path 63 connects to the Cults District Centre and the Deeside Line. There are no cycle paths around the site. On road cycle lanes are present on the North Deeside Road and the Deeside Line is a shared path.
Proximity of employment opportunities.	1	Area 2: The site is remote from employment opportunities.
	1	Area 3: The site is remote from employment opportunities.
	1	Area 4: The site is remote from employment opportunities.
	1	Area 5: The site is remote from employment opportunities.
	1	Area 6: The site is remote from employment opportunities.
	1	Area 7: The site is remote from employment opportunities.
Contamination	3	Area 2: There is no known contamination on site.
	3	Area 3: There is no known contamination on site.
	3	Area 4: There is no known contamination on site.
	3	Area 5: There is no known contamination on site.
	3	Area 6: There is no known contamination on site.
	3	Area 7: There is no known contamination on site.
Land Use Conflict	2	Area 2: Overhead pylons cross the site.
	2	Area 3: Overhead pylons cross the site.
	2	Area 4: There is forestry land adjacent to the site.
	2	Area 5: Overhead pylons cross the site.

	2	Area 6: Overhead pylons cross the site.
	2	Area 7: Overhead pylons cross the site.
Physical Infrastructural Capacity	3	Area 2: The proposer indicates utilities are available.
	3	Area 3: The proposer indicates utilities are available.
	3	Area 4: The proposer indicates utilities are available.
	3	Area 5: The proposer indicates utilities are available.
	3	Area 6: The proposer indicates utilities are available.
	3	Area 7: The proposer indicates utilities are available.
	Physical Infrastructure Future	3
3		Area 3: The proposer indicated high speed broadband in available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
3		Area 4: The proposer indicated high speed broadband in available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
3		Area 5: The proposer indicated high speed broadband in available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
3		Area 6: The proposer indicated high speed broadband in available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
3		Area 7: The proposer indicated high speed broadband in available in close proximity and a fabric first approach regarding low and zero carbon technology will be applied.
Service Infrastructure Capacity	1	Area 2: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.
	1	Area 3: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 4: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Countesswell, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021

	1	Area 5: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 6: The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021.
	1	Area 7: The majority of the site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which will be over capacity by 2021. The north of the site is allocated to Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy which will be over capacity by 2021.
Other Constraints	2	Area 2: High voltage powerlines transect the site from east to west.
	3	Area 3: No known other constraints
	3	Area 4: No known other constraints
	2	Area 5: 2 sets of power lines transect the site from east to west
	2	Area 6: 2 sets of power lines transect the site from east to west
	2	Area 7: High voltage powerlines transect the site from east to west.

B0922 – Blaircara Village, West Craigton, Peterculter

SITE NUMBER: B09/22		NAME of SITE: Blaircara Village, West Craigton, Peterculter	
Nature of the proposal:	Assisted living village, for elderly and those living with dementia, with specific social affordable housing mix and community facilities (c. 70 units)		
Checklist Score:	46		
Constraints:	Green belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This residential site would be located on a currently zoned Green Belt site which also lies within the Green Space Network. The site lies to the west of allocated site OP51 (Peterculter Burn). This site is considered to be undesirable for development. The proposer indicated the site could have a number of specialist residential use and zones. Zone one would comprise a supported care facility specializing in living accommodation for people with dementia. Zone two would comprise bungalows for the elderly, and zone three would provide accommodation for low paid workers, and people escaping from domestic abuse.</p> <p>Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter and is remote from the village centre. The Culter Burn runs to the west and south of the site and part of the southern area the site is identified as at risk from flooding. The Culter Burn to the south is part of the River Dee and Culter Burn SAC and is an LNCS. Specialist needs housing (like any other housing) should be closer to services, facilities and public transport rather than in this relatively remote and isolated location.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter is provided due to topography. There are trees located along the eastern boundary and part of the south boundary.

Aspect	3	The site is for the most part on a south facing slope.
Slope	2	The site rises from 35-40 AOD. At its steepest the gradient is roughly 1 in 8 however the majority of the site is roughly 1 in 20.
Flood risk	2	The Culter Burn forms the south and west edge of the site. The SEPA flood maps indicate there is a high likelihood of river flooding from the Culter Burn, and the southern part of the site is affected by flooding. Surface water flooding is also present in the middle of the site and to the north east. The indicative site layout indicates the areas affected by fluvial flooding will accommodate footpaths, planting and dispersed allotments. A flooding incident at Linn Moor Road to the west of the site is also noted (surface run off).
Drainage	3	There appear to be no drainage issues on site.
Built / Cultural Elements	3	There is no expected loss or disturbance of built or cultural elements. Waulkmill Bridge (a Category B listed building) is noted to the west of the site, crossing the Culter Burn
Natural Conservation	1	There is some loss or disturbance of wildlife habitat or species. The Culter Burn LNCS lies to the south and west of the site. A Tree Preservation Order (ref 80) lies to the south east. The River Dee and Culter Burn SAC runs along the west and southern edges of the site. The site is all within the greenspace network. Protected Species may be an issue. Site associated with bat habitat/ activity.
Landscape Features	2	There would be some potential loss or disturbance to landscape features. There are trees located along the Culter Burn, and to the east of the site. There are stone walls along the boundary.
Landscape Fit	2	Development will intrude into the surrounding landscape. The development will be very visible from the A93 from where it will appear prominent and disjointed from Peterculter.
Relationship to existing settlement	2	The site is located to the west of Peterculter, and to the west of the allocated site OP51 Peterculter Burn. Development would only be partially related to the existing settlement of Peterculter and is remote from the centre.

Land Use Mix / Balance / Service Thresholds	2	<p>The proposer outlines a number of potential specialist residential provision on the site including assistance living for the elderly and those with dementia, with affordable housing for people working on the healthcare sector, and people escaping from domestic abuse. The mix of specialist residential within a predominantly residential area will not increase land use mix.</p> <p>The proposer also indicated there will be community facilities and small-scale retail to support the village.</p>
Accessibility	2	Direct access to the rail or bus network would be within 800 metres away (on Malcolm Road)
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. Core Path 52 lies adjacent to the northern boundary of the site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	2	West Craighton Quarry site located within the site to the east. Waulkmill is located to the northern west boundary of the site
Land Use Conflict	3	There would be no expected conflict with any adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicated the site has connections to utilities.

Physical Infrastructure Future	3	The proposer indicated the development will have access to high speed broadband. Low and Zero Carbon generating technologies will be completed through design layout.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021. School capacity will only be relevant to a small proportion of the site.
Other Constraints	3	Oil and Gas Notification Zone noted to the west.

B0923 – Hillhead of Pitfodells

SITE NUMBER: B09-23		NAME of SITE: Hillhead of Pitfodells	
Nature of the proposal:	Residential (major; 300 units)		
Checklist Score:	49		
Constraints:	Green belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for 300 units. The site is located within the greenbelt separating north of Cults and Aberdeen and is an open air recreational use which is appropriate in the green belt. The site is not particularly well connected to services and facilities and it is considered that its green belt role is justified and appropriate.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>			

Criteria	Score	Justification
Exposure	2	Some shelter to the north with boundary landscaping on Countesswells Road (outside of site).
Aspect	2	Gentle slope but contour lines indicate east facing.

Slope	3	Former playing field; slight east-facing slope. 3% gradient (1:30)
Flood risk	3	There are some minor pockets of surface water flooding shown close to existing buildings.
Drainage	3	Site appears well drained.
Built / Cultural Elements	3	Disused school pavilion within site boundary. Drystone dykes to north, east and south.
Natural Conservation	3	Site located in Green Belt and Green Space Network at present. Bat survey may be required. A number of Designated Species are recorded within 100m of the site boundary.
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. The area comprises formal playing fields and associated buildings.
Landscape Fit	1	Despite the formal nature of the playing fields this is an area of open space that serves to separate the communities of Cults and Airyhall, thus helping them to maintain their separate identities. This is a valuable green belt function.
Relationship to existing settlement	3	Located west of Airyhall area of City, accessed via Craigton Road. Development presents continuation of development from west of City's built-up area at Airyhall.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.
Accessibility	2	Accessed primarily by vehicle via Craigton Road and Countesswells Road. Proposer indicates that access would be taken from the north and south. Nearest bus stop is 0.3 miles /480m east of site on Countesswells Road. Service no's 15/15A.

Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.65 (Hazlehead to River Dee) is accessible by Countesswells Rd from the north, or Craigton Rd at the south.
Proximity of employment opportunities.	2	Limited employment opportunities within Cults (1 mile / 1.6km south), commuting distance from Aberdeen City (2.6 mile/ 4km east).
Contamination	3	Allotments and Reservoir highlighted for possible contamination (not within site boundary).
Land Use Conflict	3	Site is currently playing fields located on the City's edge. Some dispersed housing in proximity.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	1	Water main intersects site on east site from north to south (10m wayleave included in proposer's analysis). The site is used for recreation (playing fields and sports pitches) which is a green belt function.

B0924 – Land at Loirsbank Road

SITE NUMBER: 09/24		NAME of SITE: Land at Loirsbank Road
Nature of the proposal:	Residential (local; 4-5 units)	
Checklist Score:	48	
Constraints:	Flooding, drainage and landscape fit.	
Recommendation:	Undesirable	
Justification:		
<p>This small-scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 4-5 large semi-detached residential units could be provided. The site is considered to be undesirable for development. The site is located near to the River Dee SAC, within the medium to high river flood risk area identified on the SEPA flood risk map. Therefore, if this site were to be developed there is a high risk of flooding and drainage problems. Development on this site would have a significant impact on the surrounding landscape due of the proposals proximity to the River Dee and open aspect to the south, and the land raising/ remedial works required to prevent the site being flooded.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography.
Aspect	3	The site is south-east facing.
Slope	2	Aside from a moderate embankment to the south of Loirsbank Road, site is largely flat due to location on floodplain.

Flood risk	1	Much of the site sits within the medium to high risk of flooding as identified on the SEPA Flood Risk Map therefore there is a significant possibility of flooding from the River Dee. There was also a flooding incident reported at a dwelling to the north of the site. The site lies within the River Dee catchment area.
Drainage	1	The aforementioned flooding issues would almost certainly raise drainage issues within the flood plain.
Built / Cultural Elements	3	No known archaeological sites, listed buildings or historical or cultural designations exist on the site. Fairview (a former pumping station and Category C listed building) and 'The Shakkin' Briggie' (Morrison's Bridge, a Category B listed building) are located c.300m to the east.
Natural Conservation	2	The site is designated as Green Space Network. The River Dee corridor SAC and LNCS to south of the site and Allan Park pond NCS to the west. There may be some impact on such designations. Bat survey may be required. Designated Species (Song Thrush, Bullfinch) in proximity (NESBReC).
Landscape Features	3	There will be no impact on landscape features i.e. woods, tree belts, hedges or stone walls.
Landscape Fit	1	The site is identified as a 'Valley' prime landscape character area. Development will intrude significantly into the surrounding landscape due of the proposal's proximity to the River Dee and open aspect to the south.
Relationship to existing settlement	3	Site is located on south side of Cults. The development would be well related to the existing settlement as there are residential units to the north and east of the site.
Land Use Mix / Balance / Service Thresholds	1	Predominating land use within the wider area is low density residential. As such, a small scale residential development would not add to the land use mix within the area.
Accessibility	3	Direct access to bus network within 400m. Closest bus stops are to the north of the site on A93 (North Deeside Road); service no's 19, 119, 201, 202, 203, N19.

Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site is c.350m to Cults Neighbourhood Centre and c.425m from the nearest medical facility (Cults Medical Centre). However, the site is over 1000m to Cults Academy and Cults Primary.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities and resources. Cycle paths route no. 195: Royal Deeside Line and 'on road' cycle lanes to A93 North Deeside Road, both located in close proximity to the north of the site. Core Paths 66, 68, 70, 74 to the north, south, east and west of the site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km.
Contamination	3	There are no known contamination issues.
Land Use Conflict	3	It is not anticipated that there would be any land use conflicts resulting from the development.
Physical Infrastructural Capacity	3	The proposer indicates that utility connections can be extended into the site.
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity.
Service Infrastructure Capacity	2	Cults Primary School – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known.

B0925 – Highview House, Countesswells

SITE NUMBER: 09/25		NAME of SITE: Highview House, Countesswells
Nature of the proposal:	Residential (local; 5 units)	
Checklist Score:	42	
Constraints:	Green belt, slope, isolation	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The bid proposes local scale development for 5 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located next to SNH Ancient Woodland and would have unfavourable impact on the natural environment. The development is poorly located in terms of public transport provision and access to community facilities and other amenities and would therefore be car dependent. It would be an isolated development in the countryside with no relationship to any existing settlement. A generous supply of housing land is identified on better sites. Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.</p>		

Criteria	Score	Justification
Exposure	3	Bound on three sides by woodland. Difficult to view from roadside due to level change between site and road.
Aspect	3	South-facing; Blacktop to north and bound on three sides by woodland.
Slope	1	On side of hill (Blacktop to north) contour lines indicate approx. 140m to 130m north-south.

Flood risk	3	No flood risk shown.
Drainage	3	Well drained.
Built / Cultural Elements	3	There are no listed buildings or known archaeological features on site.
Natural Conservation	2	Site located in the Green Belt/ green space network. Woodland outside boundary is Forestry Commission site and is identified as SNH Ancient Woodland. Some Designates Species (Red Squirrel) in proximity (NESBReC records).
Landscape Features	2	Countesswells Woods to the north. There are the remains of a considerable stony dyke/wall fronting the road. Tree belts (leylandii) around Highview House.
Landscape Fit	2	Part of the green belt within Lower Deeside Character Area.
Relationship to existing settlement	1	Site is located between Kingswells and Cults. This is a remote location which is isolated from the closest development at Countesswells.
Land Use Mix / Balance / Service Thresholds	1	Rural location. Major mixed-use masterplan site (Countesswells) being built out will add different uses in long term.
Accessibility	1	Road access is poor although it is acknowledged that this is a small proposal. No pavements, no cycle lane. Closest bus stop is 1.6 miles (Dalmunzie Rd on A93) south, and Kingwells P&R at PrimeFour is 1.6 miles north. Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	1	Site is located between Kingswells and Cults. Kingswells Medical Practice is 2.3 miles north / Cults Medical Centre is 2 miles south. Cults district centre is 2 miles south (A93 N Deeside Rd). Cults School/ Academy is 1.8 miles south.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Some Forestry Commission sites with forest walks in proximity. No pavement or cycle paths on surrounding road; Core Path east of Highview House (no.55 Cults Avenue to Gairnhill Wood).
Proximity of employment opportunities.	1	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.
Contamination	3	None shown.
Land Use Conflict	2	There is unlikely to be any conflicts arising from a residential use on this site.
Physical Infrastructural Capacity	3	Proposer claims infrastructure availability on site.
Physical Infrastructure Future	3	Proposer claims infrastructure availability on site.
Service Infrastructure Capacity	1	Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104% School provision at Countesswells to be delivered longer term.
Other Constraints	2	Class 1 Radon potential. Utility line runs north/south through site. Pylon wayleave is accounted for in supporting documents.

B0926 – Huxterstone

SITE NUMBER: 09/26		NAME of SITE: Huxterstone, Kingswells
Nature of the proposal:	Mixed-use (17.7ha; Employment, Healthcare)	
Checklist Score:	48	
Constraints:	Green Belt	
Recommendation:	Undesirable	
Justification:		
<p>The site is located in the Green Belt between the Kingswells settlement and the City's administrative boundary with Aberdeenshire Council, and the Westhill settlement. The site is sloping with a northerly aspect but there are few other physical constraints. It sits on a prominent slope facing onto the A944 and it would be widely seen from this gateway. The A944 provides a very strong and easily identifiable green belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside to the south. It should therefore remain as green belt.</p>		

Criteria	Score	Justification
Exposure	2	Bound to the north by A944 road and PrimeFour Business Park.
Aspect	1	North-facing; Kingshill Wood/ King's Seat located south-west)
Slope	2	Located on the lower slopes of Kingshill. 12% (1:8) slope from north-south.
Flood risk	3	No flood risk shown.

Drainage	3	Site appears to be well drained
Built / Cultural Elements	3	PrimeFour business park located north, some dispersed properties in proximity.
Natural Conservation	2	Site located in Green Belt/ Green Space Network. Woodland outside the boundary is identified as SNH Ancient Woodland. Bat survey may be required, Designated Species recorded in proximity (Kestrel, Red Squirrel)
Landscape Features	2	Kingshill Wood to the south provides a green wooded backdrop. Business park to the north, and main road running east-west to City. There are some stone walls through the site.
Landscape Fit	1	Within West Aberdeen Character Area. Sits on a prominent slope north-facing onto the A944. It would be widely seen from this important gateway into Aberdeen. The A944 provides a very strong and easily identifiable green belt boundary in this location which clearly separates Prime Four and Kingswells from the countryside to the south.
Relationship to existing settlement	1	Site is located south west of Kingswells and south of Prime Four but separated from both areas by the busy A944. It would therefore be severed from the built up areas to the north.
Land Use Mix / Balance / Service Thresholds	2	Located adjacent to business park and close to Kingswells residential areas, some community facilities in Kingswells and Westhill (Aberdeenshire Council).
Accessibility	3	Road access from main transport route into City (A944). Limited pavements/ cycle lane. Closest bus stop is within Kingwells P&R at PrimeFour north, within walking distance (service no's 218, 777, X17).
Proximity to facilities - shopping / health / recreation.	1	Site is located near Kingswells and Westhill (Aberdeenshire Council). Kingswells Medical Practice is 1 mile/ 1.6km north. Closest shops are located in Westhill (2 miles/ 3.2km) east.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.91 (Westhill Road to Queens Road)runs along A944. Footpath connections into Kingswells possible but crossing A944 is problematic.
Proximity of employment opportunities.	3	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Some limited employment opportunities within Deeside settlements at medical practices, schools, etc.
Contamination	3	None shown.
Land Use Conflict	3	Currently allocated as Green Belt/ Green Space Network. The proposed uses are unlikely to conflict with existing surrounding uses
Physical Infrastructural Capacity	3	Proposer claims there is capacity.
Physical Infrastructure Future	3	Proposer claims there is capacity.
Service Infrastructure Capacity	3	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% School provision at Countesswells to be delivered longer term. Proposer does not include housing in Bid so these is no impact on schools.
Other Constraints	2	Class 1 Radon potential. Pylons run though the east of the site.

B0927 – Site OP112 Contlaw Road

SITE NUMBER: 09/27		NAME of SITE: Site OP112 Contlaw Road	
Nature of the proposal:	Residential (up to 40 units)		
Checklist Score:	43		
Constraints:	Ancient woodland, school capacity, landscape fit		
Recommendation:	Undesirable		
Justification:			
<p>The site is Opportunity Site 112 in the Aberdeen Local Development Plan 2017. OP:112 is allocated for 10 houses and requires arboricultural and ecological implication studies. The Reporters Report into the extant plan notes, 'a small development would be possible using the open ground adjacent to Contlaw Road, perhaps with a minimal encroachment into the woodland that would retain its landscape contribution and nature conservation value. It appears to me that such a development might accommodate about 10 houses'.</p> <p>The proposal is to increase the number of units from 10 to 40. The proposer indicates development will take place on the open ground adjacent to Contlaw Road, and not within the woodland. The impact of increasing the density on site would have a detrimental impact on the ancient woodland through encroachment, the school capacity and landscape fit.</p>			

Criteria	Score	Justification
Exposure	3	The site is well protected by existing tree and topography.
Aspect	2	The site slopes to the east.

Slope	2	The site has a rolling topography. There is a flat shoulder on the open ground towards the wooded area at the west of the site. The slope on the area of open ground is 1 in 14, on the site overall it is 1 in 10.
Flood risk	2	The SEPA flood maps indicate there are areas of flooding along eastern boundary along Contlaw Road. This extends into the north eastern part of the site. Flooding is also present on the western edge of the site in the woodland. Both areas of flooding are associated with watercourses.
Drainage	2	The majority of the site appears to be well drained. The vegetation on site suggests there may be areas of poor drainage at the north east end.
Built / Cultural Elements	3	There are no built or cultural elements on site, or in close proximity offsite.
Natural Conservation	2	The site is within the River Dee Catchment Area. The woodland on site is designated Ancient Woodland, and there is priority habitat on site, again in the wooded area. The whole site is designed Tree Preservation Order 250. NESBRec Data shows bat survey may be required, a number of Designated Species recorded, and Protected Species may be an issue).
Landscape Features	1	The trees on site are a significant local landscape feature. Although development is proposed for the open area, the proximity to the trees and their roots and canopy have to be considered with the increase in housing numbers proposed.
Landscape Fit	2	The trees on site are part of the setting of Milltimber. The development will intrude into the surrounding rural landscape should there be significant loss of trees or incursion towards them.
Relationship to existing settlement	1	The context and settlement pattern on the west of Contlaw Road is buildings in large plots. To the east of Contlaw Road the plot size is reduced. The development of this density would introduce a new pattern to the west side of Contlaw Road.
Land Use Mix / Balance / Service Thresholds	1	The development would not contribute to a better mix of land uses.

Accessibility	2	There is a bus stop within 600m from the site, on North Deeside Road. The route has regular bus services with the 19, 119, 201, 202, 203
Proximity to facilities - shopping / health / recreation.	1	The closest facilities are located in Peterculter, over 800 metres from the site. The site is over 800 metres from Milltimber School.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no core paths in close proximity to the site. The closest is the Deeside line, approx.. 600 meters to the south. There are footpaths into the adjacent woods.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site
Contamination	3	There are no know areas of contamination on site.
Land Use Conflict	3	There is no know land use conflict. The area is zoned for residential in the extant local development plan.
Physical Infrastructural Capacity	3	The proposer indicates there is capacity for water and waste water, connections will be required. The proposed indicated there are connections to gas and electricity.
Physical Infrastructure Future	3	The proposer indicates high speed broadband will be included as part of the development. Low and zero policy will be accommodated through a fabric first approach, and the appropriate technologies at the time of development.
Service Infrastructure Capacity	2	The site is zoned to Milltimber Primary School, which is forecast to be over capacity by 2020, and Cults Academy, which will be over capacity by 2021.
Other Constraints	3	There are no known other constraints

B0928 – Land to the West of Malcolm Road

SITE NUMBER: B09/28		NAME of SITE: Land to the West of Malcolm Road.
Nature of the proposal:	10 residential units	
Checklist Score:	49	
Constraints:	Green belt, accessibility.	
Recommendation:	Undesirable	
<p>Justification</p> <p>This is a proposal for a small residential development. The site is within the Green Belt and is considered to be undesirable for development. The site is located close to to the River Dee and Culter Burn SAC and the Culter Burn LNCS. Development on this site would also (without mitigation measures) impact on the surrounding landscape. However, the main issue with this site is its isolation from public transport, services, facilities and employment opportunities. It is unrelated to the closest main settlement of Peterculter and is likely to be almost entirely car dependent.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter is provided from northerly winds through topography and an existing linear collection of residential buildings to the east.
Aspect	3	The site is south-west facing.
Slope	3	The gradient of the site is fairly gentle sloping from north-east to south-west at approximately 1 in 20.

Flood risk	3	The Culter Burns runs to the west of the site, however no flooding risk is identified by the SEPA Flood Map. An open watercourse flowing into the Culter Burn is noted as forming the western and northern boundaries of the site. The small watercourse may be vulnerable to flooding in future although there are no recorded flooding incidents, which indicate that it is not likely to be a significant issue.
Drainage	2	There are some small pockets of poor drainage evident. The site falls within the River Dee catchment area.
Built / Cultural Elements	3	No expected loss or disturbance of built or cultural elements.
Natural Conservation	3	No loss or disturbance of wildlife habitat or species expected. The River Dee and Culter Burn SAC is evident to the west of the site. Culter Burn is also a LNCS and is covered at this point by a Tree Preservation Order (ref 81).
Landscape Features	3	No woods, tree belts, hedges or stone walls are present.
Landscape Fit	2	Development of this site would intrude into the surrounding landscape. The site can be viewed clearly from Malcolm Road. There is already some scattered residential development in and around this site however, further development would appear sporadic and isolated. The existing woodlands to the west offer some protection of views from the North Deeside Road, however development on this site would be seen from Deeside Road.
Relationship to existing settlement	2	Development in this area would be isolated from the settlement of Peterculter to the south-east and unrelated to any settlement to the north or west.
Land Use Mix / Balance / Service Thresholds	1	Provision of a small scale residential development would be unlikely to contribute to a better mix or balance of land uses in the surrounding area.
Accessibility	1	Direct access to rail or bus network over 800 metres away (Route 19 Malcolm Road, Peterculter is the closest)

Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities. In addition to Malcolm Road, Shoddy / Waulkmill Road - Leuchar Burn Path is noted beyond the site to the west and an unnamed path is noted beyond the site to the east. There is a pavement to the west side of Malcolm Road.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known waste tipping or contamination present on or around this site.
Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	The proposer indicates there are connections to utilities.
Physical Infrastructure Future	3	The proposer indicates access to high speed broadband will be included as part of the development. Low and Zero Carbon generating technologies will be included appropriate at the time of development and a fabric first approach will be taken.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	Oil and Gas Notification Zone noted to the west.

B0929 – Guttrie Hill West

SITE NUMBER: B09/29		NAME of SITE: Guttrie Hill - West	
Nature of the proposal:	Residential (local; up to 5 units)		
Checklist Score:	41		
Constraints:	Green Belt, ancient woodland, nature conservation		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The bid proposes local scale development for 5 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located within SNH Ancient Woodland and would have adverse impact on the natural environment and landscape setting. Development located here would be poorly related to both the Peterculter and Milltimber settlements; it is poorly located in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent.</p>			

Criteria	Score	Justification
Exposure	3	Site is woodland area on a hill (Guttrie Hill). Golf course to the south, across Culter House Road. Agricultural/ grazing land to the east, private road on the western boundary bound by trees.
Aspect	3	South-facing on side of Guttrie Hill, overlooking golf course.
Slope	2	South-facing on side of Guttrie Hill. Approx. change 105m to 95m.
Flood risk	3	None shown.

Drainage	3	Site covered in woodland – appears well drained.
Built / Cultural Elements	3	None.
Natural Conservation	1	Site located in Green Belt and green space network. Site located in Peterculter Local Nature Conservation Site. Ancient Woodland + Semi-natural woodland. This LNCS comprises mostly upland birch woodland and other pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site. Bat survey may be required. Records of Red Squirrel on site (NESBRec)
Landscape Features	1	The woodland is a prominent feature in the area and includes mature trees
Landscape Fit	1	Site on slope of a hill; this is a prominent location but woods to south shelter from long views. Proposed development occupies part of site.
Relationship to existing settlement	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1 mile to the south. Site detached from the settlement by woodland and golf course.
Land Use Mix / Balance / Service Thresholds	1	Small scale residential in line with local uses.
Accessibility	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1 mile to the south. Nearest bus stop is 0.5 mile south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood on western boundary.
Proximity to facilities - shopping / health / recreation.	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1 mile to the south. Nearest bus stop is 0.5 mile south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 1 mile south.
Direct footpath / cycle connection to community	2	Core path delineates site (51 – Guttrie Hill).

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Rural/ agricultural area.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form
Physical Infrastructure Future	3	Waste water and water capacity according to Bid form
Service Infrastructure Capacity	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	1	Class 2 Radon. Old quarry, Guttrie Hill. There appears to be some recreational use of the site.

B0930 – Guttrie Hill East

SITE NUMBER: B09/30		NAME of SITE: Guttrie Hill (East)
Nature of the proposal:	Commercial/ Employment (major; 2.7ha petrol and energy refueling station)	
Checklist Score:	43	
Constraints:	Natural conservation, Landscape features, Relationship to existing Settlements, Accessibility (Public transport networks)	
Recommendation:	Undesirable	
Justification:		
<p>This site area covers approximately 2.7 hectares of former woodland. Its proposed use is for a vehicle refuelling station, hydrogen station and business start up units. The refuelling station would provide electric charging points in addition to more conventional conventional petrol and diesel pumps. Ancillary retail facilities would also be incorporated, as is customary within petrol stations of this nature. Alongside the refuelling station, support would be provided to start up business units that could either be let or purchased. These units would provide opportunities for local businesses and could provide a range of different opportunities including smaller industrial processes. At this point the uses are not defined, but are restricted to classes 4, 5 or 6.</p> <p>Aberdeen City and Shire Strategic Development Plan 2014 as well as Aberdeen City's Local Transport Strategy 2016-2021 advocate support for, and greater numbers of, ultra-low and low emission vehicles. The introduction of a refuelling station at this location does not assist such objectives as it is first and foremost a fossil fuel station with electric vehicle charging points appearing to be a bolt on.</p> <p>The site is of diminished biodiversity following the felling of all trees, however it is still classed as ancient woodland. The site is fairly isolated, sitting on the northern outskirts of Peterculter, 900 meters from the North Deeside Road. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important green belt function. This will become more important once the AWPR is opened. The proposals promise to incorporate improvements to nearby core paths. However, access via public transport is very poor and the only feasible means of reaching the site appears to be via car through the nearby AWPR junction.</p>		

Criteria	Score	Justification
Exposure	2	Site is open, south facing slope with Guttrie Wood to the west enjoying only limited shelter from northerly winds.
Aspect	3	Generally south-east facing to east of Guttrie Hill, overlooking golf course.
Slope	2	Rolling, between 100-105 meters east to west.
Flood risk	3	None known.
Drainage	3	Sustainable Urban Drainage will be incorporated within the development to attenuate increased surface water from the development.
Built / Cultural Elements	3	None found.
Natural Conservation	1	Site located in Green Belt and green space network. Ancient Woodland + Semi-natural woodland has been felled. Potential loss or disturbance to wildlife habitats and species resultant from development. Records of Red Squirrel on site (NESBReC).
Landscape Features	2	Site sits near the top of a small ridge in rolling wooded countryside with a very rural feel. Former woodland area with some trees around the edge of the site.
Landscape Fit	1	Site in the countryside; woods to the south and west shelter from long views. This is part of an area which serves to separate Milltimber and Peterculter and it plays an important green belt function. This will become more important once the AWPR is opened.
Relationship to existing settlement	1	Does not fit with surrounding area. Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Site detached from the settlement by woodland and golf course.

Land Use Mix / Balance / Service Thresholds	3	Fuel station adjacent to AWPR. Encourages conventional petrol, diesel vehicles as well as more sustainable fuel sources.
Accessibility	1	Culter House Road from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place. Core Path Gairnhill Wood to Guttrie Wood near site boundary.
Proximity to facilities - shopping / health / recreation.	1	Accessed by Malcolm Road or B979 from A93 N Deeside Rd; district centre approx. 1.6 meters to the south. Nearest bus stop is 805 meters south on Crown Place (service no 119). Peterculter Medical Practice, Culter School and Peterculter Sports Centre approx. 1.6 meters south.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core path (51 - Guttrie Wood) close to the site as will Aspirational Path 4.
Proximity of employment opportunities.	2	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None discernable.
Land Use Conflict	2	Rural/ agricultural area into which a filling station does not fit well. Does complement nearby AWPR.
Physical Infrastructural Capacity	1	Site has no connections to electricity or gas with both having to be provided.
Physical Infrastructure Future	3	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76%. Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%. The proposed development would not impact on these.
Service Infrastructure Capacity	1	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find. Waste water nor water capacity cannot be confirmed for the proposed development.
Other Constraints	3	Adjacent to land acquired for AWPR.

B0931 – Friarsfield Woodley

SITE NUMBER: 09/31		NAME of SITE: Friarsfield Woodley
Nature of the proposal:	Rezoning from Green Belt to Residential. Formation of access link is proposed.	
Checklist Score:	60	
Constraints:	Flooding and drainage	
Recommendation:	Undesirable	
Justification:		
<p>The site which has been submitted as a bid proposes re-zoning an area of land to the west of Opportunity Site OP41 Friarsfield from Green Belt to Residential. This will enable the formation of an access road to the existing development site. The small area of land (0.1ha) currently sites an existing dwellinghouse. The proposal scores well – the nature of it means there is limited impact on services and facilities. However, the proposal is unnecessary – access arrangements to the Friarsfield development are set out in the Friarsfield Development Framework and there is no need to depart from this.</p>		

Criteria	Score	Justification
Exposure	3	Site is an existing dwellinghouse and curtilage. Some trees/shrubs delineate the site.
Aspect	3	Generally south-east facing, overlooking Friarsfield development site.
Slope	3	Site area small; contour lines suggest land slopes to south-east.
Flood risk	2	Surface water flood risk from burn that runs along north boundary.

Drainage	2	The site is low lying and there are surface water issues around the burn and on Kirk Brae itself/
Built / Cultural Elements	3	Adjacent to major development site.
Natural Conservation	2	Site located in Green Belt/ GSN. Existing dwellinghouse and curtilage. Bat survey may be required. A number of Designated Species recorded in proximity of site boundary. There would be some tree loss.
Landscape Features	3	House, garden and modest tree cover on site
Landscape Fit	3	Site lies within Lower Deeside Character Area. Site sits adjacent to OP41 Friarsfield.
Relationship to existing settlement	3	Site is located north of Cults. Site sits adjacent to OP41 Friarsfield.
Land Use Mix / Balance / Service Thresholds	3	Not relevant to this proposal.
Accessibility	3	N/A proposals are for formation of access road. Road access. No pavements, no cycle lane. Closest bus stop is 0.4 miles (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	3	N/A proposals are for formation of access road. Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	N/A - proposals are for formation of access road. Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.

Proximity of employment opportunities.	3	N/A - proposals are for formation of access road. PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.
Contamination	3	None shown.
Land Use Conflict	3	N/A - proposals are for formation of access road.
Physical Infrastructural Capacity	3	N/A
Physical Infrastructure Future	3	N/A - proposals are for the formation of an access road. Cults PS – 2019 115%, 2020 119%, 2021 118%, 2022 120% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104% School provision at Countesswells to be delivered longer term.
Service Infrastructure Capacity	3	N/A
Other Constraints	3	N/A

B0932 – Hillhead of Countesswells

SITE NUMBER: 09/32		NAME of SITE: Hillhead of Countesswells
Nature of the proposal:	Residential (local; 4 units)	
Checklist Score:	43	
Constraints:	Trees, connectivity	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes local scale development for 4 residential units. The site is located within Green Belt within the defined curtilage of an existing dwellinghouse, Hillhead. The site is poorly related to both the Cults settlement and the western edge of the City in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent. It may result in the loss of locally significant trees and would appear sporadic and isolated in a rural context</p>		

Criteria	Score	Justification
Exposure	3	Planting on-site, well screened from Countesswells Road. Open fields surround the site, with Denwood to the north.
Aspect	2	Well screened; slopes to the east.
Slope	2	Easterly, approx. 1:11/ 9% slope.
Flood risk	3	None shown.

Drainage	3	Site is sloping and appears to be well drained.
Built / Cultural Elements	2	Stone dykes bound the site.
Natural Conservation	2	Site located in Green Belt and Green Space Network. Denwood LNCS located north, across Countesswells Road. Records of Red Squirrel in proximity of the site (NESBReC). The site is very well wooded with a wide variety of trees.
Landscape Features	2	The trees in and around the site are a significant landscape feature.
Landscape Fit	2	Site lies within Lower Deeside Character Area. Whilst it is fairly close to the city, this area has a very rural character.
Relationship to existing settlement	1	Site is located outside of city area, west of Craigiebuckler/Braeside and north of Cults. Development here would appear sporadic and isolated from the main urban areas.
Land Use Mix / Balance / Service Thresholds	1	Rural location. Major mixed-use masterplan site (Countesswells) being built out will add different uses in long term. Cults and Craigiebuckler/Braeside in proximity.
Accessibility	1	Road access. No pavements, no cycle lane. Closest bus stop is 0.3 miles (Countesswells Terrace, east)
Proximity to facilities - shopping / health / recreation.	1	Site is located on outskirts of city area; Cults Medical Centre is 1.5 miles south and Great Western Medical Practice is 1.5 miles east. Cults district centre is closest for shopping/ amenities.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Denwood to Cults Core Path and Hazledene Road to Countesswells Road Core Path close by, west. Hazlehead Park further north.

Proximity of employment opportunities.	1	PrimeFour at Kingwells and Arnhall Business Park in Westhill for general employment opportunities. Direct commuting route to Aberdeen via Countesswells Road.
Contamination	3	None shown.
Land Use Conflict	3	Site located in the Green Belt. Small scale/ dispersed rural housing in the area consistent with proposal.
Physical Infrastructural Capacity	2	Proposer indicates some infrastructure capacity
Physical Infrastructure Future	2	Proposer indicates some infrastructure capacity
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106% School provision at Countesswells to be delivered longer term.
Other Constraints	3	None known.

B0933 – Cadgerford

SITE NUMBER: B0933		NAME of SITE: Cadgerford/Backhill/Damhead
Nature of the proposal:	Mixed used development (750-900 housing units and 9-10 hectares of employment land)	
Checklist Score:	Backhill:45 Cadgerford: 43	
Constraints:	Green belt, Pipelines, flooding	
Recommendation:	Undesirable	
Justification:		
<p>The proposal, a large mixed site for 750-900 residential units and 9-10 hectares of employment land that crosses the Aberdeen City and Aberdeenshire Council local authority area. Backhill and most of Cadgerford falls in Aberdeen City Council's area, while Damhead sits in Aberdeenshire's local authority area. Backhill and Cadgerford form the majority of the site, and will include around 6 hectares of employment land, the housing numbers are not broken down between the Aberdeen City and Aberdeenshire areas.</p> <p>The presence of a major gas pipeline to the west of this site significantly constrains the proposal that has been submitted. The majority of the site is located within the middle consultation zone, and a small area is located in the inner consultation zone. There are fewer constraints in terms of type of employment land that can be developed within the middle consultation zone of the pipeline.</p> <p>The Brodiach Burn is located to the west of the site and there is a significant area of the site at risk from flooding. The landscape surrounding Westhill is rolling agricultural and development in this location would be highly visible. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting. Development would also have a significant impact on services in Westhill. Allocating this site for development is mainly going to impact on Westhill, which is within Aberdeenshire. For this site to be allocated there would need to be collaborative working between Aberdeen City and Aberdeenshire Councils. On its own this site does not relate well to the settlement of Westhill. Development of this scale (although technically in Aberdeen) would have to be considered as an expansion of Westhill.</p> <p>The material submitted with the bid includes the updated Westhill Capacity Study 2014, this identifies the area as 'most suitable for development'. The same study also notes the safeguarded areas for the major gas and oil pipelines restrict the amount and type of development that can take place within the consultation zones. To remove this constraint it would be necessary to explore the possibility of relaying the pipelines in thicker walled pipe, which may reduce the overall consultation distance. Relaying the pipes would entail considerable expense and interruption to the supply of materials from the North</p>		

Sea. If this was considered a viable option then sufficient pipe would need to be replaced to take account of further future development of Westhill beyond the scope of this Study.

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	1	Backhill: There is little shelter provided from topography.
	1	Cadgerford: There is little shelter provided from topography or vegetation. There are no tree belts to the north.
Aspect	2	Backhill: The site is north east facing and the western section is relatively flat.
	2	Cadgerford: The site is west facing with a very gentle slope.
Slope	3	Backhill: The northern part of slopes up south east towards Backhill, while the west is flatter. The slope is not more than 1 in 12 for most of the site
	3	Cadgerford: The site is relatively flat which few undulations.
Flood risk	1	Backhill: There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas.
	1	Cadgerford: There is flooding associated with the Brodiach Burn, which forms the boundary between Aberdeen City and Aberdeenshire Council. This is the western edge of the site boundary within the Aberdeen City Areas.
Drainage	3	Backhill: There are no known drainage issues.

	2	Cadgerford: There is a drain running east to west into the Brodiach Burn, there is flooding associated with this. There are two wetland areas to the south of the site. Outwith these areas, the site appears freely drained.
Built / Cultural Elements	3	Backhill: The sites and monuments record notes Bishopdams, a standing structure, to the south of the site. There are no built or cultural designations on site, therefore, there will be no loss of built or cultural elements.
	3	Cadgerford: A standing structure (Cadgerford) is identified on the sites and monuments record, to the west of the site. Development may result in the loss of a vernacular building, but the impact will not be significant.
Natural Conservation	3	Backhill: There are no nature conservation designations on site. The woodland to the immediate south east of the site is ancient woodland, and contains priority habitats. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC).
	2	Cadgerford: The woodland abutting the southern edge is designated as Ancient Woodland and provides priority habitat. On site to the south there are two areas of priority habitat. Lapwing, Linnet and Skylark (Designated Species) recorded in proximity of the site area (NESBReC).
Landscape Features	2	Backhill: There may be loss to field boundary stone dykes due to development.
	2	Cadgerford: There may be loss to field boundary stone dykes due to development.
Landscape Fit	1	Backhill: Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.
	1	Cadgerford: Development in this location would impact significantly on the rolling agricultural landscape to the south of Westhill. Development would be highly visible from the surrounding area. It is part of the open countryside which separates Kingswells and Westhill and serves the green belt function of maintaining their separate identities and landscape setting.
Relationship to existing settlement	2	Backhill: The proposal would be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.
	2	Cadgerford: The proposal would be in close proximity to Arnhall Business Park, but on its own would not be well connected to the existing settlement of Westhill.

Land Use Mix / Balance / Service Thresholds	1	Backhill: The proposal includes a mix on employment and residential uses, both of which are catered for in Westhill. The proposed uses would not add to the existing mix.
	1	Cadgerford: The proposal includes a mix on employment and residential uses, both of which are catered for in Westhill. The proposed uses would not add to the existing mix.
Accessibility	2	Backhill: There is a bus stop on the A944 which is serviced by the N17, 218 and 220, and another within Arnhall Business Park off the B9119
	2	Cadgerford: There is a bus stop within the Arnhall Business Park off the B9119.
Proximity to facilities - shopping / health / recreation.	2	Backhill: Doctors surgery and Tesco are located within 800m from the site in Arnhall Business Park
	2	Cadgerford: There are facilities in close proximity. Health centre is located next to Tesco, approximately 600m from the centre of the proposed site. The masterplan for the site indicates there will be a mixed use core, where facilities will be available.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Backhill: A Core path runs along the A944. There are no footpaths connecting to this site.
	2	Cadgerford: A Core path runs along the A944. There are no footpaths connecting to this site.
Proximity of employment opportunities.	3	Backhill: Arnhall Business Park in located in close proximity to the site.
	3	Cadgerford: Arnhall Business Park in located in close proximity to the site.
Contamination	3	Backhill: There is no known contamination on site.
	3	Cadgerford: There is no known contamination on site.
Land Use Conflict	3	Backhill: There is no know land use conflict.
	3	Cadgerford: There is no know land use conflict.
Physical Infrastructural Capacity	3	Backhill: There is no known constraint to infrastructure capacity.
	3	Cadgerford: There is no known constraint to infrastructure capacity.

Physical Infrastructure Future	1	Backhill: No information has been provided
	1	Cadgerford: No information has been provided
Service Infrastructure Capacity	2	Backhill: The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.
	2	Backhill: The area is zoned to Westhill Primary School and Westhill Academy. The primary school will be at 100% capacity by 2022, and the Academy will be at 81% capacity.
Other Constraints	2	Backhill: There are pipelines within the site. The presence of the pipeline and the consultation zone will impact on how much housing can be accommodated on this site.
	2	Cadgerford: There are pipelines within the site. The presence of the pipeline and the consultation zone will impact on how much housing can be accommodated on this site

B0934 – Kennerty Farm

SITE NUMBER: 09/34		NAME of SITE: Kennerty Farm	
Nature of the proposal:	Residential development (25 units covering 3.6 hectares)		
Checklist Score:	48		
Constraints:	Green Belt, Green Space Network, flooding, pipeline		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This small scale residential site would be located on land currently zoned as Green Belt and Green Space Network. This site is considered to be undesirable for development. Development on this site would (without mitigation measures) impact on the surrounding landscape, and any development would only be partially related to the main settlement of Peterculter. Burnside Road is an easily identifiable and logical green belt boundary in this area. Flooding is also a concern, and a pipeline sits over the western side of the site.</p>			

Criteria	Score	Justification
Exposure	2	There is some degree of shelter provided by topography and tree belts.
Aspect	2	The site is east facing.
Slope	3	The site is very gently sloping, but does rise to a higher shoulder off site
Flood risk	2	The SEPA flood maps indicate localised surface water flood risk in south-east corner. The Culter Burn is located to the east, across Burnside Road which joins River Dee further east. The Culter Burn is subject to flooding. To the north and south of the site there are areas of flooding with

		further patches of flooding to the west. Development is the site may cause further flooding both on and offsite.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	No expected loss or disturbance to built and cultural heritage. The bridge at the Deeside Line outside of the site to the south-east corner, is noted in the sites and monuments record.
Natural Conservation	2	The site falls within the River Dee Catchment Area and is zoned as green belt and greenspace network. There are two local nature conservation sites in close proximity, the Deeside Line delineates the site on its southern boundary. 80 metres to the north is the Culter Burn. Several Designated Species recorded in proximity of the site area (NESBReC). Site associated with bat habitat/activity.
Landscape Features	3	No loss or disturbance expected to woods, tree belts, hedges or stone walls.
Landscape Fit	2	The site forms part of the greenbelt - development in the area is contained by the existing road network. Burnside Road is an easily identifiable and logical green belt boundary is this area.
Relationship to existing settlement	2	The site abuts the existing development edge of Peterculter, so is reasonably well related.
Land Use Mix / Balance / Service Thresholds	1	Development is unlikely to contribute to a better mix or balance of land uses - it adds to pre-existing residential development.
Accessibility	2	The closest bus stop is on North Deeside Road. This is serviced by the 19, 201, 202, 203 The vehicular access border the site (Burnside Rd/ Kennerty Rd) is narrow and speed limits are in place (30mph). There is narrow passing under railway bridge to the south, and Category B listed Kennerty Bridge to the north

Proximity to facilities - shopping / health / recreation.	2	Peterculter district centre is approx. 350m south-west of the site at North Deeside Road, 650 meters to walk due to the road lay out. Peterculter Medical Practice is located at Coronation Road, around 1.6 kilometers north-east.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	The Deeside Line core path 66 is located just south of the site. This links to Peterculter District Centre.
Proximity of employment opportunities.	1	There are no employment opportunities within 1.6 kilometres of the site.
Contamination	3	There is no known contamination onsite. Off site there are potentially contaminated areas to the north
Land Use Conflict	3	There is no known land use conflict. The land appears to still be in agricultural use.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and gas and electricity connections.
Physical Infrastructure Future	3	The proposer indicates the development will have access to high speed broadband. The method and equipment used will comply with the low and zero carbon policy and will be determined at detailed planning stage.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School, which has capacity, and Cults Academy, which is forecast to be overcapacity by 2021.
Other Constraints	2	Pipeline overlaps the site's western boundary line.

B0935 – Newmill

SITE NUMBER: 09/35		NAME of SITE: Newmill, Peterculter
Nature of the proposal:	Residential (50 units over 5.4 hectares)	
Checklist Score:	44	
Constraints:	Green Belt, Green Space Network, Topography,	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 50 housing units. This site is considered to be undesirable for development.</p> <p>This residential site would be located on a currently zoned Green Belt site. The site is situated to the south west of Peterculter. Development of the site could (without mitigation measures) impact upon the surrounding landscape, including a Local Nature Conservation Site and the Green Space Network. The site is remote from the urban edge of Peterculter and is not well connected to services and facilities. Its gateway location plays an important role in the setting of Peterculter and Aberdeen.</p>		

Criteria	Score	Justification
Exposure	2	The site is offered some degree of shelter due to topography. There are wooded areas to east and west. There is some tree planting to southern boundary and dispersed trees on the northern boundary.
Aspect	2	The site comes to a high point mid away therefore has south east and north facing slopes.
Slope	1	The slopes on site are steep, mostly being steeper than 1 in 12.

Flood risk	2	SEPA flood maps indicate there is some small scale surface water flooding on site.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	3	There would be no expected loss or disturbance of built or cultural elements. The sites and monuments record indicate a standing structure off site to the north. The Peterculter War Memorial is offsite to the north east. Beyond this is the Rob Roy road bridge and statue
Natural Conservation	2	The site is adjacent to the Culter Burn Local Nature Conservation Site. The Culter Burn is part of a Special Areas of Conservation. This sits to the east of the site. The trees abutting the eastern boundary within the LNCS are designated ancient woodland and form tree preservation order 80. The site is within the greenspace network. Protected Species may be an issue. Designated Species also recorded in proximity to the site area.
Landscape Features	2	The trees offsite, and the stone dyke boundaries are features which may be disturbed by development.
Landscape Fit	1	The site sits in the greenbelt and forms a green gateway to Peterculter. The site is within the Dee Valley, one of Aberdeen's distinctive and defining features. The development would significantly intrude into the landscape, being visible from the A93 and rural roads on its southern edge.
Relationship to existing settlement	1	Development would be isolated from the existing settlement of Peterculter. The existing settlement is naturally bound to the west by the Culter burn and the woodland here. There is direct access from the site to the settlement via the North Deeside Road.
Land Use Mix / Balance / Service Thresholds	1	The development will not contribute to land use mix, nearby Peterculter being primarily residential.
Accessibility	2	There are several bus stops along North Deeside Road. The closets lies around 800 meters from the site, affording access to services 201, 202, 203 and 19.

Proximity to facilities - shopping / health / recreation.	2	Amenities are located in the Peterculter settlement, 800 meters east.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are no core paths in proximity of the site. A narrow pavement leads from Peterculter along one side of North Deeside Road. The 30 mph speed limit reduction is effective in front of site.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6 kilometers of the site.
Contamination	3	There is no known contamination on site. Offsite to the north and east there are areas of potential contamination.
Land Use Conflict	3	There is no known land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water connections, and gas and electricity connections on site.
Physical Infrastructure Future	3	The proposer indicates the development has access to high speed broadband. The method and equipment used to comply with the low and zero carbon policy will be determined at detailed planning stage.
Service Infrastructure Capacity	2	The site is zoned to Culter Primary School, which has capacity, and Cults Academy, which is forecast to be overcapacity by 2021.
Other Constraints	3	There are no known other constraints.

B0936 – Treespark 1, Pitfodels

SITE NUMBER: B09-36		NAME of SITE: Treespark 1, Pitfodels	
Nature of the Proposal	Residential (local; 6-10 units)		
Checklist Score:	47		
Constraints:	Green belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for 6-10 units. The site is located within the greenbelt separating north of Cults and is in limited reach from public transport and community facilities. Due to its size, the development would not facilitate the delivery of additional community facilities or a variety of uses to the area. The development is distant from significant employment opportunities in the City area and not well connected to services and facilities. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. The site is undesirable and it is recommended that it remains as green belt.</p>			

Criteria	Score	Justification
Exposure	3	Some shelter to north with boundary planting and Craigton Road running east-west. Treespark/ Westwood House provide shelter within site.
Aspect	3	South facing, gentle slope.
Slope	2	5% (1:20) slope

Flood risk	3	None shown
Drainage	3	The site appears to be well drained
Built / Cultural Elements	3	Existing dwellings on site, no Listed Buildings or Scheduled Monuments. Drystane dykes bound site on north and south sides.
Natural Conservation	2	Site located in Green Belt at present. Part of site included in green space network. Bat survey may be required (NESBRec).
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. Well-screened by boundary planting. There are a number of mature trees on site.
Landscape Fit	1	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.
Relationship to existing settlement	1	Located north of the Cults settlement. Site is located west of the main Aberdeen City area accessing the City via Craigton Road/ Airyhall Road.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.
Accessibility	2	Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 0.2 miles/ 300m south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.
Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.
Direct footpath / cycle connection to community	2	Core Path no.67 (Rocklands Road) delineates site to the south.

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (1 mile /1.6km south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	None shown.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	2	There are pylons crossing the site.

B0937 – Treespark 2, Pitfodels

SITE NUMBER: B09-36		NAME of SITE: Treespark 2, Pitfodels	
Nature of the Proposal	Residential (local; 40 units)		
Checklist Score:	47		
Constraints:	Green Belt		
Recommendation:	Undesirable		

Justification:

The proposal is for 40 units. The site is located within the greenbelt separating north of Cults and is in limited reach from public transport and community facilities. Due to its size, the development would not facilitate the delivery of additional community facilities or a variety of uses to the area. The development is distant from significant employment opportunities in the City area and not well connected to services and facilities. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities. The site is undesirable and it is recommended that it remains as green belt.

Criteria	Score	Justification
Exposure	3	Some shelter to north with boundary planting and Craigton Road running east-west. Treespark/ Westwood House provide shelter within site.
Aspect	3	South facing, gentle slope.
Slope	2	5% (1:20) slope

Flood risk	3	None shown
Drainage	3	The site appears well drained
Built / Cultural Elements	3	Existing dwellings on site, no Listed Buildings or Scheduled Monuments. Drystane dykes bound site on north and south sides.
Natural Conservation	2	Site located in Green Belt at present. Part of site included in GSN. Bat survey may be required (NESBRec).
Landscape Features	3	Located in the 'Lower Deeside' Landscape Character Area. Well-screened by boundary planting.
Landscape Fit	1	Green Belt land located west of the main built-up area of the City and north of Cults, some residential development west of Bairds Brae. It is part of an undeveloped area of land which serves to separate Cults and Aberdeen and maintain their individual identities.
Relationship to existing settlement	1	Located north of the Cults settlement. Site is located west of the main Aberdeen City area accessing the City via Craigton Road/ Airyhall Road.
Land Use Mix / Balance / Service Thresholds	1	Limited land use mix in the area.
Accessibility	2	Accessed primarily by vehicle via Craigton Road/ Airyhall Road. Nearest bus stop is 0.2 miles/ 300m south on North Deeside Rd (A93), service no's 119, 201, 202, 203, Platinum 19.
Proximity to facilities - shopping / health / recreation.	1	Closest facilities are south in District Centre of Cults, 1 mile/ 1.6km south of the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path no.67 (Rocklands Road) delineates site to the south.
Proximity of employment opportunities.	1	Limited employment opportunities within Cults (1 mile /1.6km south), commuting distance from Aberdeen City (3.5 mile/ 6km east).
Contamination	3	None shown.
Land Use Conflict	3	Site presently sits in a rural area, outside of the Cults area.
Physical Infrastructural Capacity	3	Proposer claims there is infrastructure capacity.
Physical Infrastructure Future	3	Proposer claims there is infrastructure capacity.
Service Infrastructure Capacity	2	Airyhall PS – 2019 92%, 2020 95%, 2021 95%, 2022 94% Hazlehead Academy – 2019 94%, 2020 99%, 2021 104%, 2022 106%
Other Constraints	2	There are pylons crossing the site.

B0938 – Lovers’ Walk

SITE NUMBER: 09/38		NAME of SITE: Lovers’ Walk	
Nature of the proposal:	Residential (local; 10-12 units over 2.4 hectares)		
Checklist Score:	47		
Constraints:	Green Belt, Green Space Network,		
Recommendation:	Undesirable		
Justification:			
<p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates up to 12 units could be provided over a 2.4 hectare site (as detailed above). The site is considered to be undesirable for development. The site is located near to the River Dee SAC. Development on this site would also impact on the surrounding River Dee valley landscape, and any development would only be partially related to the main settlement of Culter.</p>			

Criteria	Score	Justification
Exposure	3	Located on the floodplain of the River Dee to the south. Bound to the north by the Old Deeside Line. Good shelter from northerly winds.
Aspect	3	Contour lines roll southward into the Dee river valley. Site generally slopes southward.
Slope	2	From north-south toward River Dee (contour lines indicate between 20m-30m).
Flood risk	2	The site is adjacent to the River Dee but largely sits well above it. A small area of the south east of the site is subject to flooding.

Drainage	3	No known drainage issues.
Built / Cultural Elements	3	Some residential development to the east. Large Deeside properties to the north fronting onto N Deeside Rd.
Natural Conservation	1	Part of the Green Space Network. There are Local Nature conservation Sites to the north at Old Deeside Line, and south at the River Dee, which is also a Special Area of Conservation. Bat survey may be required (NESBReC).
Landscape Features	2	Part of the River Dee 'Valley' prime landscape character area.
Landscape Fit	1	Development would intrude into surrounding landscape and would compromise the largely open setting of the River Dee. The Deeside Line to the north is a well defined and robust green belt boundary.
Relationship to existing settlement	2	Close to the N Deeside Rd, limited opportunity for settlement growth to the south due to River Dee. Any development would only be partially related to the main settlement of Culter which is separated by the Deeside Line.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, existing uses mainly comprise residential as well as Camphill School. Thus, little contribution to land use mix.
Accessibility	2	Cycle & Core path – Old Deeside Line (no.66). Access proposed via Pittengullies Brae which stems from the A93. Nearest bust stop 480 meters away on North Deeside Road.
Proximity to facilities - shopping / health / recreation	2	800 meters to Culter district centre shops and amenities, less than 400 meters to A93 where bus route passes.
Direct footpath / cycle connection to community	3	Core path and LNCS adjacent to site (Old Deeside Line), as well as main vehicular route to/from Aberdeen City to the north (A93).

and recreation facilities and resources.		
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	3	No conflicts are likely.
Physical Infrastructural Capacity	3	Connections to electricity and gas utilities as well as to high speed broadband.
Physical Infrastructure Future	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Service Infrastructure Capacity	3	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find
Other Constraints	3	None.

B0939 – Peterculter East 1

SITE NUMBER: 09/39		NAME of SITE: Peterculter East 1
Nature of the proposal:	Residential (local; 100 units)	
Checklist Score:	47	
Constraints:	Drainage, Green Belt, Green Space Network	
Recommendation:	Undesirable	
Justification:		
<p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that around 100 units could be provided. The site is considered to be undesirable for development. The site is located near to the River Dee SAC. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Culter. This is part of an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities. This function becomes even more important when the AWPR opens. The site also appears to have surface water drainage issues.</p>		

Criteria	Score	Justification
Exposure	3	Trees to north and south of the site; east side exposed. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope as site is located on floodplain of Dee.
Flood risk	2	Some risk of surface water flooding through the middle of the site.

Drainage	1	The site is identified by SEPA as at risk from surface water flooding. This is due to poor localized drainage infrastructure.
Built / Cultural Elements	3	Camphill located to the south of the site's boundary.
Natural Conservation	1	Local Nature conservation Site on north side (Old Deeside Line), and River Dee LNCS/ Special Area of Conservation to the south. Bat survey may be required (NESBRec), a number of Designated Species in proximity of the site area.
Landscape Features	2	Site is sheltered by trees which are a significant landscape feature.
Landscape Fit	1	Some residential properties to the west and school to the south. Very well seen from the B979 and AWPR when opened. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to the N Deeside Rd, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, located near school (private) and existing residential use. Little contribution to a balance of land uses.
Accessibility	3	Cycle & Core path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 (no's 119, 201, 202, 203, 19) with the closest bus stop lying 320 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Located in Green Belt, adjacent to SAC and on floodplain. The site is currently identified as Green Space Network, which it will negatively impact.
Physical Infrastructural Capacity	3	The site has connections to electricity and gas utilities as well as access to high speed broadband.
Physical Infrastructure Future	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Service Infrastructure Capacity	3	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find
Other Constraints	3	None.

B0940 – Peterculter East 2

SITE NUMBER: 09/40		NAME of SITE: Peterculter East 2
Nature of the proposal:	Residential (local; up to 30 units over 2 hectares)	
Checklist Score:	47	
Constraints:	Green Belt, Green Space Network	
Recommendation:	Undesirable	
Justification:		
<p>This local scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that up to 30 units could be provided over the 2 hectare site. The site is considered to be undesirable for development. The site is located near to the River Dee SAC. Development on this site would also impact on the surrounding landscape, and any development would only be partially related to the main settlement of Culter. This is an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities. This function becomes even more important when the AWPR opens.</p>		

Criteria	Score	Justification
Exposure	3	Trees to north and south of the site; east side exposed. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope.
Flood risk	2	Some risk of surface water flooding

Drainage	1	The site is identified by SEPA as at risk from surface water flooding. This is due to poor localized drainage infrastructure.
Built / Cultural Elements	3	Camphill School located to the south of the site's boundary.
Natural Conservation	1	Local Nature Conservation Site on north side (Old Deeside Line), and River Dee LNCS/ SAC to the south. Bat survey may be required, a number of Designated Species recorded in proximity of the site (NESBReC).
Landscape Features	2	Site is sheltered by trees, which are a significant landscape feature
Landscape Fit	1	Some residential properties to the west and school to the south. An important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to the N Deeside Rd, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed, located near school (private) and existing residential use. Little contribution to a balance of land uses.
Accessibility	3	Cycle & Core path – Old Deeside Line (no.66). Vehicular access proposed via Pittengullies Brae which stems from A93 with secondary access available via Milltimber Brae. Brae, Bus service runs along A93 (no's 119, 201, 202, 203, 19) with the closest bus stop lying 320 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1.6 kilometers to district centre shops and amenities, but less than 400m to A93.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown
Land Use Conflict	2	Located in Green Belt, adjacent to SAC and floodplain. The site is currently identified as Green Space Network, which it will negatively impact.
Physical Infrastructural Capacity	3	The site has connections to electricity and gas utilities as well as access to high speed broadband.
Physical Infrastructure Future	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Service Infrastructure Capacity	3	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find
Other Constraints	3	None.

B0941 – Peterculter East 3

SITE NUMBER: 09/41		NAME of SITE: Peterculter East 3
Nature of the proposal:	Mixed Used (medium; 50 units over 7.3 hectares)	
Checklist Score:	48	
Constraints:	AWPR, Green Belt, Green Space Network, Landscape fit, Relationship to existing settlement	
Recommendation:	Undesirable	
Justification:		
<p>This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 50 homes, complemented by a business park, could be delivered on the 7.3 hectare site (see above). The site is considered to be undesirable for development. The site is located in close proximity to the River Dee SAC. Development on this site would also impact on the surrounding landscape as it would be very prominent from the AWPR corridor, and any development would only be partially related to the main settlement of Culter. This is an important area which serves to separate Peterculter, Millttimber and Camphill and maintain their individual identities.</p>		

Criteria	Score	Justification
Exposure	3	Trees to north (Old Deeside Line) and south (Camphill Estate) of the site; east side exposed looking onto B979/AWPR. Good shelter from northerly winds.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	3	Gentle slope.

Flood risk	2	Some risk of surface water flooding.
Drainage	1	The site is identified by SEPA as at risk from surface water flooding due to poor localized drainage Infrastructure.
Built / Cultural Elements	3	Camphill school located to the south of the site's boundary
Natural Conservation	1	LNCS on north side (Old Deeside Line), and River Dee LNCS/ SAC to the south. Bat survey may be required, a number of Designated Species found in proximity to the site area (NESBReC).
Landscape Features	2	Site is sheltered by trees, which are a significant local feature
Landscape Fit	1	Some residential properties to the west and school to the south. Slight intrusion into the surrounding Landscape. Close proximity to AWPR. This is an important area which serves to separate Peterculter, Milltimber and Camphill and maintain their individual identities.
Relationship to existing settlement	2	Close to the N Deeside Rd, limited opportunity for settlement growth to the south due to River Dee. Slightly east of the main settlement. Any development would only be partially related to the main settlement of Culter.
Land Use Mix / Balance / Service Thresholds	2	Formation of a business park proposed in addition to housing. Existing school located nearby as well as residential use.
Accessibility	3	Cycle & Core path – Old Deeside Line (no.66), Pittengullies Brae stems from A93. B979 runs to the east of the site – and AWPR. Bus service runs along A93 (no's 119, 201, 202, 203, 19) with nearest bus stops lying 640 meters away.
Proximity to facilities - shopping / health / recreation.	2	Less than 1 mile to district centre shops and amenities, but less than 400m to A93.

Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	2	Located in Green Belt, adjacent to SAC and River Dee floodplain. Close to the AWPR corridor.
Physical Infrastructural Capacity	3	Site has connections to electricity and gas utilities as well as access to high speed broadband.
Physical Infrastructure Future	2	Culter PS – 2019 80%, 2020 78%, 2021 76%, 2022 76% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Service Infrastructure Capacity	3	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find.
Other Constraints	3	None.

B0942 – Milltimber South

SITE NUMBER: 09/42		NAME of SITE: Milltimber South	
Nature of the proposal:	Mixed-Use comprising Residential (major; 90 units over 8.9 hectares.)		
Checklist Score:	49		
Constraints:	Landscape Fit		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This large-scale development site would be located on a currently allocated site. The proposer indicates that 90 residential units over 8.9 hectares could be provided. The proposal is considered to be undesirable for development. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation. The site is also located within the Milltimber Primary and Cults Academy zone and these schools have little capacity to accommodate the additional children generated from the development.</p>			

Criteria	Score	Justification
Exposure	2	Open agricultural/ grazing land, some buildings on the western boundary. Old Deeside Line Core Path to the south. Some shelter from northern winds.
Aspect	3	Sloping, south-facing toward River Dee.
Slope	2	Located north of the Old Deeside Line, slope is roughly 35m-40m
Flood risk	2	Small areas of surface water flood risk on the east and west sides of the site.

Drainage	3	No known issues. However, it is noted that there is an open water course to the north east of the site that runs south west as a culvert and then opens again to the south east of the site.
Built / Cultural Elements	2	Some exemplar Deeside properties along A93 N Deeside Rd, no Listed Buildings. Milltimber Farm to the south of the site and the track that runs through the site to North Deeside Road are on the Sites and Monuments Record. Milltimber Railway Bridge is south of the site and a 6 mile stone is located on the northern boundary – these are also on the Sites and Monuments Record.
Natural Conservation	2	Adjacent to the Deeside Line which is an LNCS. Records of Redwing within site and other Designated Species in proximity.
Landscape Features	2	AWPR located west of the site. Wide views of Deeside Valley. There is a stone wall to the southern boundary and trees along the southern and western boundaries. There are also some recently planted trees along the private road in the middle of the site.
Landscape Fit	1	'Valley' Prime Landscape area. Lower Deeside Landscape Character Area. The site provides wide views across the Dee valley from the A93. The current allocation of 60 houses on a larger site may allow development to be configured in a way which maintains these views. Increasing the allocation may compromise this situation.
Relationship to existing settlement	3	South side of Milltimber settlement. There is residential development on 3 sides of the site.
Land Use Mix / Balance / Service Thresholds	1	Large scale residential proposed, area is mostly residential and thus does little to contribute to a balance of land uses.
Accessibility	3	Located adjacent to A93 N Deeside Rd at Milltimber. Pavements for pedestrian travel, cycle path, and vehicular route. Bus stops located on N Deeside Rd (services 119, 201, 202, 203, 19) and are in close proximity.

Proximity to facilities - shopping / health / recreation.	2	320 meters to Milltimber School, 3.2 kilometers to Cults Academy.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Pavement route along A93. Access to Old Deeside Line Core Path & LNCS.
Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	No contamination or tipping present.
Land Use Conflict	3	Residential development should cause little conflict.
Physical Infrastructural Capacity	3	Site has connections to both electricity and gas utilities as well as access to high speed broadband.
Physical Infrastructure Future	3	As above.
Service Infrastructure Capacity	2	Milltimber PS – 2019 98%; 2020 107%; 2021 115%; 2022 122% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None known.

B0943 – Milltimber Farm

SITE NUMBER: 09/43		NAME of SITE: Milltimber Farm	
Nature of the proposal:	Residential (major; up to 70 units)		
Checklist Score:	46		
Constraints:	Green belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>This 'major development' site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that around 70 units could be provided. The site is located near to the Deeside Old Railway LNCS. Development on this site would also impact on the surrounding landscape – the area contributes to the separate identities of Peterculter and Milltimber. The site currently allows wide views of the Dee valley and will be well viewed from the AWPR. It is considered to be undesirable for development.</p>			

Criteria	Score	Justification
Exposure	2	Trees to south of site along Old Deeside Line. North is road frontage on A93 N Deeside Road and east is B979.
Aspect	3	Gentle slope toward River Dee indicates a southern aspect.
Slope	2	Gentle slope south to the River Dee.
Flood risk	2	Some risk of surface water flooding around the farm buildings.

Drainage	3	Site appears to be well drained
Built / Cultural Elements	3	Milltimber Farm buildings included in site boundary.
Natural Conservation	2	LNCS on southern boundary (Old Deeside Line), and River Dee LNCS/ SAC beyond, south. Site located in Green Belt and GSN. Bat survey may be required, a number of Designated Species recorded in proximity of site area (NESBReC)
Landscape Features	3	Some residential properties on the north side of the site. Currently open agriculture/ grazing land. Located within 'Valley' Prime Landscape character area.
Landscape Fit	1	Visible from the A93 and B979, and probably the AWPR to the east. The site currently allows wide views of the Dee valley which would be lost if development went ahead.
Relationship to existing settlement	1	Fronts onto the N Deeside Rd and would be seen as a settlement expansion between Peterculter and Milltimber. Risk of coalescence. This is an important area which serves to separate Peterculter and Milltimber and maintain their individual identities.
Land Use Mix / Balance / Service Thresholds	1	Housing only proposed.
Accessibility	3	Cycle & Core path – Old Deeside Line (no.66), A93, B979 runs to the east of the site – and AWPR. Bus services along A93 (no's 119, 201, 202, 203, 19)
Proximity to facilities - shopping / health / recreation.	2	Less than 1 mile to district centre shops and amenities in Peterculter.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core path and LNCS adjacent, as well as main route to/from Aberdeen City to the north.

Proximity of employment opportunities.	1	Limited; some local jobs with businesses or medical/dental practice. Commute to Aberdeen City or Westhill for wider employment opportunities.
Contamination	3	None shown.
Land Use Conflict	2	Located in Green Belt and green space network, close to LNCS and SAC. There will be traffic noise from the A93 and AWPR.
Physical Infrastructural Capacity	3	Waste water and water capacity according to Bid form
Physical Infrastructure Future	3	Waste water and water capacity according to Bid form
Service Infrastructure Capacity	1	Milltimber PS – 2019 98%, 2020 107%, 2021 115%, 2022 122% Cults Academy – 2019 95%, 2020 97%, 2021 102%, 2022 104%
Other Constraints	3	None

B0944 – Inchgarth Road

SITE NUMBER: 09/44		NAME of SITE: Inchgarth Road
Nature of the proposal:	Mixed-Use Development (major) Residential (95 units of elderly/retirement housing), Retail (500m2) and Care Home (50-bed)	
Checklist Score:	45	
Constraints:	Conservation Area, Green space network, Tree Preservation order, Pylons, Slope, Local nature conservation site.	
Recommendation:	Undesirable	
Justification:		
<p>The proposal is for a mixed used development comprising residential (95 units of elderly/retirement housing) and a 50 bed Care Home, along with 5 retail units of 100m2 each which support the proposed use. The indicative masterplan also shows a link road between Inchgarth Road and North Deeside Road.</p> <p>The site plays an important role in separating the settlements of Aberdeen and Cults and falls within the Pitfodels Conservation Area. The conservation area character and appearance is largely made up of open fields and properties within large plots, often bounded by woodlands. The area falls within the Dee Valley Landscape Character Area. The Valley is one of the defining and distinctive features of Aberdeen, with a primary characteristic comprising a series of historic settlements, separated by clear areas of pasture and woodland, one of which is Pitfodels.</p> <p>The development sites is zoned as greenbelt, greenspace network, and Tree Preservation Order covers the site. The slope within the site has a gradient greater than one in twelve and the site is bisected by the local nature conservation site and core path, the Deeside Line. This would somehow have to be crossed by the link road.</p>		

Criteria	Score	Justification
Exposure	3	There is shelter provided by the existing trees on the northern and western boundaries. Some shelter is provided to east and south from wooded areas on either side of Inchgarth Road.
Aspect	3	The site is south/ south east facing.
Slope	1	The slope is steep over the site, being above 1 in 12.
Flood risk	2	The SEPA flood maps show there are three distinctive areas of flooding. In the northern field, the area next to the Deeside line floods. In the southern portion of the site, to the west flooding extends north to south, and a further area is recorded to the south. There is a culverted watercourse which runs through the eastern half of the site.
Drainage	2	There are no visible signs of poorly drained land. Due to the site topography drainage toward the site boundaries will have to be considered.
Built / Cultural Elements	1	<p>The site is located within the Pitfodels Conservation Area. The conservation area is characterised by country houses, set within large plots which relates back to the original feu splitting of 1845. The development of this area will further erode the original feu spilt formation.</p> <p>There are no listed buildings on site. Pitfodels Station Building (former) Listed Cat C building is to east of the site and Inchgarth House Listed Cat C building is opposite the site, across Inchgarth Road. These are also recorded on the sites and monuments record. Two further features are present in the sites and monuments record, to the north at the North Deeside Road and to the south at Inchgarth Road there are marker/boundary stones.</p>
Natural Conservation	1	The site is within the River Dee Catchment Area. The Deeside Line, which bisects the site, is a local nature conservation site. Tree Preservation Order 237 covers the site, the site is greenspace network, and green belt. There is ancient woodland beyond the site boundary to the south. Bat survey may be required. Protected Species may be an issue.

Landscape Features	2	The site is bordered by mature trees. There are stone dykes on site. There will be some potential loss or disturbance of these by development.
Landscape Fit	1	The site forms part of the greenbelt buffer function between Aberdeen and Cults, and provides significant visual separation between Garthdee and Lower Deeside which protects their separate identities. Areas of open space are a typical pattern of development within the Pitfodels Conservation Area. The site is located within the Lower Deeside Landscape Character type, and the Dee Valley Landscape Character Area. The area to the south of the Old Deeside Line to Inchgarth is open and the site is visible from a number of locations along Inchgarth Road.
Relationship to existing settlement	1	The site sits in greenbelt at the western edge of Garthdee and the eastern edge of Cults. It appears isolated from both communities.
Land Use Mix / Balance / Service Thresholds	2	Proposed mix of uses are centered on catering for the elderly and a care home. The dominant land use in the area is residential. The development will contribute little to a better mix or balance of land uses.
Accessibility	3	There is a bus stop with regular bus services (19, N19, 119, 201, 202, 203) at North Deeside Road, within 400 metres of the site. To the east, within 800 metres of the site, there is a bus stop with regular service (1, N20)
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. The proposal indicates there will be retail accommodation on site (5 x 100m ² units).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path 66 (Deeside Line) bisects the site, which leads to community facilities. Core path 65 is offsite to the east, and links to Garthdee Commercial Centre.
Proximity of employment opportunities.	2	There are no significant employment opportunities within 1.6 kilometers of the site.

		The proposed development could create jobs in care home and retail units. However, as the proposal is for the elderly and/or retired they may not require employment opportunities.
Contamination	3	There is no known contamination on site.
Land Use Conflict	3	There is no known land use conflict.
Physical Infrastructural Capacity	3	The proposed indicates there is waste water and water capacity. Gas and electricity is available near by.
Physical Infrastructure Future	3	High speed broadband is to be provide as part of the development. A heat network/district heating scheme will be examined, and low and zero generation technologies will be incorporate in to the design.
Service Infrastructure Capacity	3	The site is zoned to Cults Primary School, which is over capacity, and Cults Academy, which is forecast to be over capacity by 2021. Due to the nature of the proposal it is unlikely school capacity will be an issue.
Other Constraints	2	Pylons are located on site. The proposed link road proposed to cross the Deeside Line via an overpass.

B0945 – Shepherd’s Retreat

SITE NUMBER: 09/45		NAME of SITE: Shepherd’s Retreat	
Nature of the proposal:	Luxury camping development, comprising 36 no. Shepherd’s huts and a main building.		
Checklist Score:	40		
Constraints:	Green belt		
Recommendation:	Undesirable		
Justification:			
<p>The proposal is for 36 no. single storey shepherd huts and a main club house, to develop a luxury ‘glamping’ destination and short break retreat for adults. The club house would accommodate courses, workshops, craft events, have guest reception and shop, area for celebrations, small weddings, spa-treatment rooms and caretaking accommodation.</p> <p>The proposal is located in the greenbelt and is isolated from Peterculter. Access to local facilities, such as shops, cafes, restaurants is poor but will still be required, as is outlined in the proposal. Increasing visitor numbers to these local facilities will support their use, however, access to Peterculter by footpath or cycle route is limited, therefore vehicular trips and car dependence may increase. Although the development is small scale and low density, its location on the slope of a hill means it will be visible and will have an impact on landscape. It is also fairly exposed. The requirement for connection to utilities has not been outlined.</p>			

Criteria	Score	Justification
Exposure	1	The site is exposed to northern winds. A clump of trees is present to the north east of the site which will provide shelter. There are linear tree belts along field boundaries. The site rises to a high point at Ben View.
Aspect	1	The majority of the site is north west facing.

Slope	2	There is a relatively steep slope with a gradient of 1 in 12.
Flood risk	3	SEPA flood maps indicate there are no known flood risks. There is an open water course at the northern boundary of the site, which may be vulnerable to flooding in future, although there are no recorded flooding incidents, which indicate it is not likely to be a significant issue.
Drainage	3	There no known drainage issues. There is an open water course to the north of the site.
Built / Cultural Elements	3	There will be no loss or disturbance of built and natural elements.
Natural Conservation	3	There will be no loss or disturbance of natural conservation. The site is also within the catchment of the River Dee, which is an SAC, but is unlikely to have any significant impact.
Landscape Features	2	There are tree belts and stone dyke boundaries on the site. There is some potential loss or disturbance of these features.
Landscape Fit	1	The proposal will intrude on landscape fit; the buildings proposed are small scale single storey shepherd huts, but additional infrastructure includes a main accommodation building, additional toilet blocks, and vehicle tracks. Due to the elevated position of the site on hill slopes, the site would be visible from Malcolm Road.
Relationship to existing settlement	1	The site is isolated from Peterculter. Given the nature of the proposal, as a glamping retreat, this is viewed as a positive by the proposer. The closest development, with the exception of single units, is OP109 which is allocated for 19 residential units.
Land Use Mix / Balance / Service Thresholds	2	The nature of the proposal as a tourist glamping retreat would bring other uses to an area with predominantly agricultural and residential uses. The Rob Roy Caravan Park, approx. 650m to the west of the site, is being re-developed at present.
Accessibility	1	The site is over 1km from the nearest bus service and bus stop. The bus routes available are 19/201/202/203.

Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800m of the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There are limited connections to facilities. Access to Peterculter centre is possible via path which connects to core path 52.
Proximity of employment opportunities.	1	There are no significant employment opportunities within 1.6km of the site. The proposal would generate small scale development opportunity in its own right.
Contamination	3	There are no known contamination issues.
Land Use Conflict	2	The site and surrounding area is currently in agricultural use.
Physical Infrastructural Capacity	1	No utility services are available. The proposer has not indicated if these will be required or extended to the site. The proposer notes spa-treatment would be proposed, along with the shepherd huts (each with bathroom facilities and hot tub) and main building complex and additional toilet blocks on site, it is expected there will be water and waste water requirements, along with electricity and possibly gas.
Physical Infrastructure Future	2	There is no high-speed broadband at present. This is proposed.
Service Infrastructure Capacity	3	Due to the nature of the development there will be no pressure on Culter Primary School or Culter Academy. Culter Primary School has capacity; however, Culter Academy will be over capacity by 2021.
Other Constraints	3	No other known constraints

B0946 – Malcolm Road

SITE NUMBER: B09-46		NAME of SITE: Malcolm Road, Peterculter
Nature of the proposal:	59 residential properties	
Checklist Score:	44	
Constraints:	Ancient Woodland, Green belt, Green space network	
Recommendation:	Undesirable	
<p>Justification:</p> <p>This medium scale development site would be located on a currently zoned Green Belt and Green Space Network site. The proposer indicates that 59 residential units could be provided. The site is considered to be undesirable for development. The site has issues relating to steep slopes and SNH Ancient Woodland. There is also a lack of significant employment opportunities and a lack of facilities in close proximity.</p> <p>B09/13 was discussed within the Reporters' Report for the 2017 Aberdeen Local Development Plan. A section of B09/13 was allocated for the development of 8 houses (OP52). The remainder of B09/13 which for the most part this development bid covers (it does breach into OP52 at its southern edge) was dismissed by the Reporter due to loss of trees, the distance on foot from local facilities and bus stops, the amount of heavy goods traffic on Malcolm Road, and the poor standard of the footway leading south. The site has now been rejected by Reporters on 3 separate occasions (the 2017 and 2012 LDP's and the 2008 Local Plan). Given that the site's circumstances have not changed significantly over that period, it is unlikely that a different outcome will emerge on this occasion.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds from existing shelter belts.

Aspect	3	Site is south west facing.
Slope	1	The site is very undulating. Areas to the south and east are fairly gentle in slope and there are some relatively flat areas. However, further north and west the slope is much greater with a gradient of around 1 in 8.
Flood risk	2	SEPA flood maps indicate there is low to medium risk to surface water flooding on the site in two separate areas, one to the east and one to the west of the site.
Drainage	3	There are no known drainage issues.
Built / Cultural Elements	3	There are no built or cultural elements on the site.
Natural Conservation	1	The site is ancient woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area. A TPO (253) covers the majority of the site, and the site forms part of the greenspace network. There is likely to be some loss or disturbance of the habitat or species should development take place. Bat survey may be required, and Red Squirrels recorded in proximity of the site (NESBReC)
Landscape Features	2	Potential further loss or disturbance of significant SNH Ancient Woodland.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent.
Relationship to existing settlement	2	Development in this area would be partially related to the settlement of Peterculter to the south but unrelated to any settlement to the north or west. Part of OP site 52 is located within the wider proposed site.
Land Use Mix / Balance / Service Thresholds	1	Residential development in this area would be unlikely to contribute to a better mix or balance of landuses as surrounding landuse is predominantly residential.

Accessibility	2	Direct access to the bus network is between 400 and 800 metres away.
Proximity to facilities - shopping / health / recreation.	1	There are no available facilities within 800 metres of the site. Peterculter village centre has the nearest facilities but there is a significant uphill slope between them and the site which could discourage walking.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	There is a limited range of available foot and cycle paths. Core Path 52 (Bucklerburn Road to Easter Anguston Cottage) runs to the south of the site and Aspirational Path 4 (Peterculter – Milltimber) route would be a further extension of this route linking to Milltimber. Un-name path is situated at the north-east boundary of the site.
Proximity of employment opportunities.	1	There are no significant employment areas within 1.6km of the site.
Contamination	3	There are no known contamination or waste tipping present.
Land Use Conflict	3	There is no know land use conflict.
Physical Infrastructural Capacity	3	The proposer has indicated the site has connections to utilities.
Physical Infrastructure Future	1	No information has been provided.
Service Infrastructure Capacity	2	The site lies within the area zoned for Culter Primary and Cults Academy. Culter Primary School has capacity; however, Cults Academy will be over capacity by 2021.
Other Constraints	3	No known other constraints.