

Ward 10 – Hazlehead/Ashley/Queen’s Road

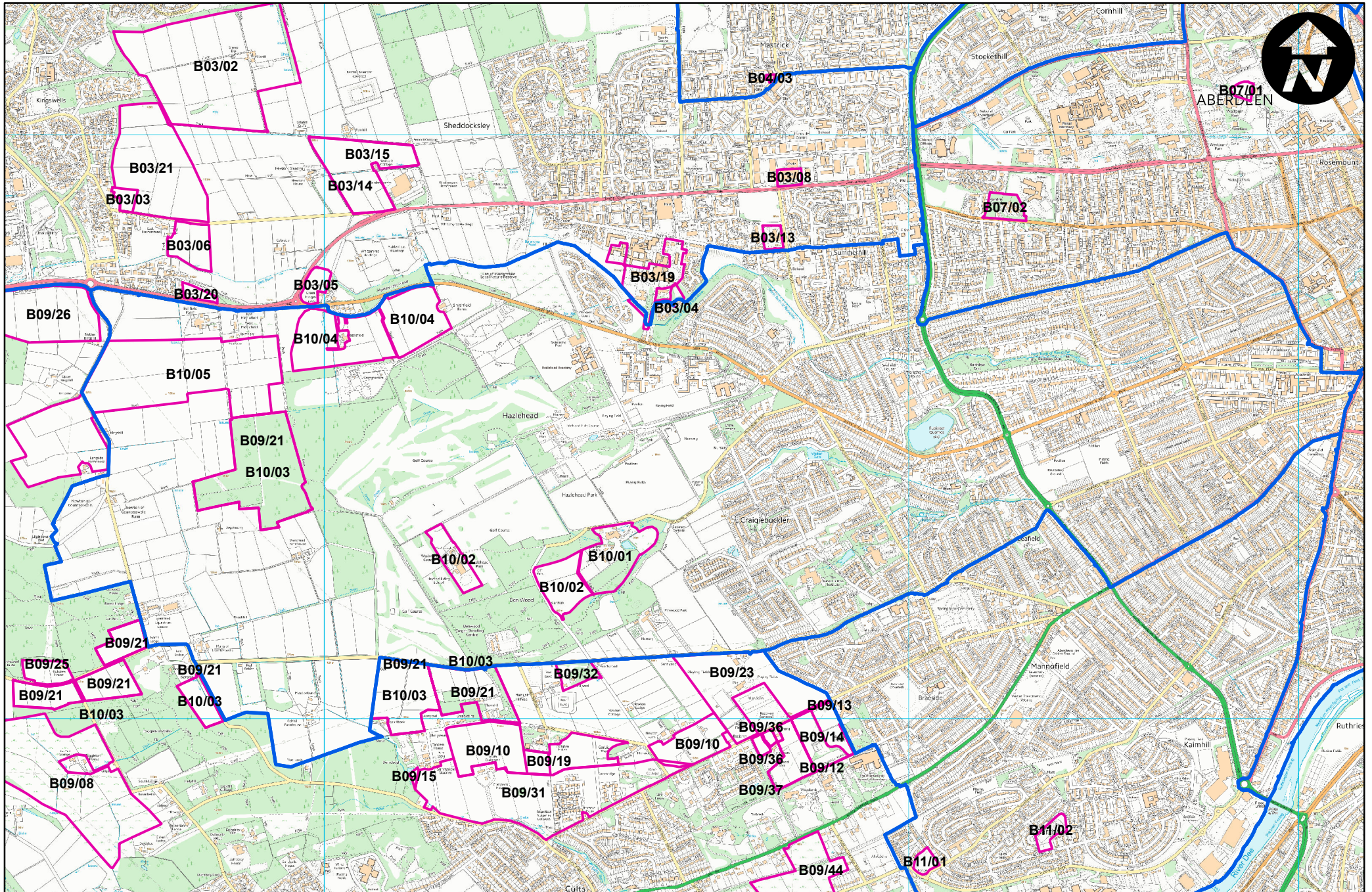
B1001 - Dobbies

B1002 – Hayfield

B1003 – Land at Phase 1 North East Countesswells

B1004 – Jessiefield and Smithfield

B1005 – Bellfield Farm



0 550 1,100 2,200 Metres

1:25,500

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B1001 – Dobbies

SITE NUMBER: B10/01		NAME of SITE: Dobbies
Nature of the proposal:	Housing (major; 100 units)	
Checklist Score:	46	
Constraints:	Flooding, drainage, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site proposed for development would be located on a currently zoned Greenbelt and partially zoned Green Space Network area. The site is well sheltered, predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, would fit well within the landscape and would be well related to the emerging residential developments on the urban fringe of the city. However, the proposal would likely have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to Ancient Woodland surrounding the site, both during and post construction. There may also be flooding and drainage issues. For the reasons outlined above, on balance, the site is considered unsuitable for development.</p>		

Criteria	Score	Justification
Exposure	3	Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of the site.
Aspect	3	No prevailing aspect.

Slope	2	The site is relatively flat with few undulations. Very gentle west to east slope of 1 in 30. Steep slope down to southern boundary where the site meets the West Burn of Rubislaw.
Flood risk	2	SEPA Flood Risk map identifies low, medium and high-risk areas of surface water flooding to the north and south of the site, associated with Hazeledene Road and West Burn of Rubislaw respectively. The majority of flood risk is associated with land outwith the site boundary. Two flooding incidents recorded within the site.
Drainage	2	Not all areas of the site were accessible during the site visit, however, aerial photos suggest that undeveloped areas of the site are freely drained to adjacent watercourses (West Burn of Rubislaw). SEPA Flood Risk Map and recorded flooding incidents to the north of the site would suggest some small pockets of poor drainage associated with areas of existing development and associated hard standing.
Built / Cultural Elements	2	Some loss or disturbance of archeological sites (Ref. NJ80SE0371 – Home Farm of Hazlehead).
Natural Conservation	1	It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species. The majority of the site, with the exception of developed areas and associated areas of hardstanding, is designated Green Space Network in the ALDP 2017. The entirety of the site is designated as Greenbelt. The site is partially surrounded by the Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified within the site boundary. A number of species as listed on the UK BAP list of Priority Species can be found within and just outwith the site boundary, including Eurasian Red Squirrel (<i>Sciurus vulgaris</i>) and Dunnock (<i>Prunella modularis</i>).
Landscape Features	1	Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.

Landscape Fit	3	Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation surrounding the site.
Relationship to existing settlement	3	The development would be well related to the Craigiebuckler suburb on the urban edge of Aberdeen by virtue of the emerging housing developments at Hazledene and Pinewood.
Land Use Mix / Balance / Service Thresholds	1	Proposed housing development would be unlikely to contribute to a better mix or balance of land uses. Predominating land use within the wider area is a mixture of low density residential and recreation. As such, a residential development would not add to the land use mix within the area, particularly given that it would result in the loss of a number of existing site uses that contribute to this mix.
Accessibility	2	Direct access to bus network within between 400-800m from site. Closest bus stops are 600-800m to the east of the site on Countesswells Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.2km to the north-east.
Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.1.7km to the east of Seafield Neighbourhood Centre and c.1.6km from the nearest medical facility (Airyhall Clinic), and over 1km to Hazlehead Primary and Hazlehead Academy.
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, but with limited connections to employment facilities. Core Path 61 encircles the north, east and south boundaries of the site. 'Off-Road Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site.
Proximity of employment opportunities.	2	There are no significant employment opportunities within 1.6km of the site, although the James Hutton Institute is close by, and the Hill of Rubislaw complex is around 2km on foot
Contamination	2	Potentially contaminated land.

Land Use Conflict	3	No expected conflict with adjoining land uses.
Physical Infrastructural Capacity	3	Bid submission indicates there is infrastructure capacity (elec, gas, water, wastewater).
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity (high speed broadband).
Service Infrastructure Capacity	2	<p>Hazlehead PS – 2019 94%, 2020 99%, 2021 104%, 2022 106%</p> <p>Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106%</p> <p>The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021.</p>
Other Constraints	1	The site is partially designated as Green Space Network. Road access to the site is poor and any improvements to this could result in the loss of trees along the roadsides. The introduction of street lighting could introduce urban elements into Hazlehead's parkland setting.

B1002 – Hayfield

SITE NUMBER: B10/02		NAME of SITE: Hayfield
Nature of the proposal:	Country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre, associated car parking/alterations to access roads	
Checklist Score:	Site A (Hotel): 52	
	Site B (Equestrian Centre): 49	
Constraints:	Greenbelt, GSN, impact on trees and wildlife habitat, accessibility.	
Recommendation:	Undesirable	
Justification:		
<p>Site A (Hotel): The proposed development would be located on a site currently zoned as Greenbelt and Green Space Network. Whilst the site poses a number of constraints in respect of potential impact(s) on existing trees, wildlife habitat and accessibility, it is recognised that, given the nature of the development, such constraints could be reasonably dealt with through appropriate siting and mitigation to minimise impacts. Whilst located within the Greenbelt, site characteristics would ensure that the development would have a limited and localised impact on the surrounding landscape.</p> <p>Site B (Equestrian Centre): The proposed development seeks formal recognition of an existing use through future redevelopment. The site is currently zoned as Greenbelt and Green Space Network. It is not considered that there would be any significant constraint to redevelopment on the site, with some potential archaeological and wildlife habitat impacts likely to be sufficiently dealt with through appropriate mitigation.</p> <p>In respect of Site B, the Reporter, in his response to a representation to the Proposed Aberdeen Local Development Plan 2015 (Issue 8, pages 84, 87, 91 & 92) concluded that, 'Paragraph 52 of Scottish Planning Policy indicates that recreational uses that are compatible with an agricultural or natural setting may be appropriate within a green belt. I therefore consider that the ongoing green belt status of this land is</p>		

appropriate. It would nevertheless be possible to designate the site as an opportunity site within the green belt, as has been done elsewhere on the proposals map. However I do not consider this to be essential, given the similar nature of the proposed use to the current use, and the council's formal statement that it is minded to approve the redevelopment. I therefore conclude that no change to the plan is required.'

In terms of Site A, the Reporter states '...the site is in the green belt, currently has a strongly rural character and is divorced from the built-up area of the city. The council has formally stated its willingness to approve an application for the construction of a hotel and associated facilities on this land, subject to a Section 75 agreement', further noting that '...given the site's rural character and separation from the built-up area of the city, I consider that its green belt status remains appropriate. As with the Riding Centre site, it would nevertheless be possible to designate the site as an opportunity site within the green belt. However I do not consider this to be essential, given that the council's formal statement that it is minded to approve the hotel application has already established the principle of development. I therefore conclude that no change to the plan is required.'

As there has been no circumstantial change in the interim, we do not consider that the removal of Greenbelt or Green Space Network status is necessary or desirable.

Criteria	Score	Justification
Exposure	3	Site A: Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing site on all sides.
	3	Site B: Good shelter from northerly winds through topography and vegetation. Dense tree belt enclosing majority of site.
Aspect	3	Site A: No prevailing aspect.
	3	Site B: The site is south-east facing.
Slope	2	Site A: The site is relatively flat with few undulations. Very gentle west to east slope of 1 in 25.
	2	Site B: Site A: The site is relatively flat with few undulations. Very gentle south to north slope of 1 in 25.

Flood risk	3	Site A: No known risk of natural or manmade flooding.
	2	Site B: SEPA Flood Risk map identifies a small area to the south-east corner of the site at risk surface water flooding (low to medium).
Drainage	3	Site A: The site appears to be freely drained.
	2	Site B: Small pocket of poor drainage to the south east of the site (less than 0.5% of site area).
Built / Cultural Elements	3	Site A: No loss or disturbance of archeological sites or listed buildings.
	2	Site B: Some loss or disturbance of archeological sites (Ref. NJ80SE0367 – Westwood Farmstead).
Natural Conservation	2	Site A: The site is designated Greenbelt and Green Space Network in the ALDP 2017. The site is partially surrounded by Den Wood, Hazlehead Local Nature Conservation Area (site no. 31), to the north, east and south, all of which is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features, woods near water and inland water). Four 'Priority Habitat' sites are identified outwith, but immediately adjacent to, the site boundary. 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. Accordingly, it is considered that the proposal would likely result in some loss or disturbance of wildlife habitat or species.
	2	Site B: The site is designated Greenbelt and Green Space Network in the ALDP 2017. Den Wood, which borders the site along its southern boundary, is identified as Ancient Woodland (SNH). The majority of the site is associated with bat habitat/ activity (wooded features and woods near water). Accordingly, it is considered that the proposal may result in some loss or disturbance of wildlife habitat or species, although it is recognised that any potential impacts would be greatest to habitat outwith but bordering the application site on its southern and western boundary. Such impacts could be largely mitigated through sensitively siting any proposed physical intervention within the site.
Landscape Features	2	Site A: Some potential loss or disturbance of linear features including the loss of a drywall running east west through the site.

	3	Site B: No loss or disturbance of of linear and group features.
Landscape Fit	3	Site A: Development would be relatively unobtrusive in the surrounding landscape as a result of both topography and enclosure afforded by tree cover and vegetation to site boundaries.
	3	Site B: As above.
Relationship to existing settlement	2	Site A: Development would be partially related to existing/ allocated settlement.
	1	Site B: Development would be unrelated to existing/ allocated settlements.
Land Use Mix / Balance / Service Thresholds	3	Site A: Predominating land use within the wider area is a mixture of low density residential and recreation. Development would contribute to a better mix or balance of land uses.
	3	Site B: No change to existing land use on site.
Accessibility	1	Site A: Direct access to bus network over 800m from site. Closest bus stops are 900m-1.1km to the east of the site on Countesswells Avenue and Cragiebucker Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.5km to the north-east.
	1	Site B: Direct access to bus network over 800m from site. Closest bus stops are 1.5-1.6km to the east of the site on Countesswells Avenue and Cragiebucker Avenue; service no's 15, 15A & 95. Bus stops further afield on Queen's Road; service no's 11 & X17, some 1.9km to the north-east.
Proximity to facilities - shopping / health / recreation.	2	Site A: There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north, south and east. However, the site is c.2km to the east of Seafield Neighbourhood Centre and c.1.8km from the nearest medical facility (Airyhall Clinic).
	2	Site B: There is a limited range of available facilities within 800m of the site. The site sits just to the south of Hazehead Park and is surrounded by a well-connected network of Core Paths to the north,

		south and east. However, the site is c.2.5km to the east of Seafield Neighbourhood Centre and c.2.4km from the nearest medical facility (Airyhall Clinic).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Site A: The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities. Core Path 61 encircles the north, east and south boundaries of the site. 'Off-Road Recreational' and 'Recommended Cycle Routes' can be found within close proximity to the site.
	3	Site B: As above.
Proximity of employment opportunities.	3	Site A: There are no significant employment opportunities within 1.6km of the site. Given the nature of the development, this is not considered to be a significant constraint.
	3	Site B: As above.
Contamination	3	Site A: There are no known contamination issues.
	3	Site B: As above.
Land Use Conflict	3	Site A: No expected conflict with adjoining land uses.
	3	Site B: As above.
Physical Infrastructural Capacity	3	Site A: Bid submission indicates there is infrastructure capacity (elec, gas, water, wastewater).
	3	Site B: As above.
Physical Infrastructure Future	3	Site A: Bid submission indicates there is infrastructure capacity (high speed broadband).
	3	Site B: As above.

Service Infrastructure Capacity	3	<p>Site A: Hazlehead PS – 2019 94%, 2020 99%, 2021 104%, 2022 106% Hazlehead Academy – 2019 89%, 2020 93%, 2021 101%, 2022 106%</p> <p>The site is zoned to Hazlehead Primary and Hazlehead Academy, with both forecasted to exceed capacity in 2021. It is not expected that the development would place any further pressure on service infrastructure capacity given the nature of the development.</p>
	3	Site B: As above.
Other Constraints	2	Site A: The site is designated Green Space Network.
	2	Site B: As above.

B1003 – Land at Phase 1 North East Countesswells

SITE NUMBER: B10/03		NAME of SITE: Land at Phase 1 North East Countesswells
Nature of the proposal:	Housing (major; 355 units).	
Checklist Score:	41	
Constraints:	Greenbelt, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
Justification:		
<p>The site proposed for development would be located on a currently zoned Greenbelt and Green Space Network. The site is predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, and would be well related to the emerging residential developments at Countesswells. However, the site is exposed with a north facing aspect, and as a result of its topography and elevation, would likely have a significant impact on landscape character. Further, the proposal would have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to natural designations within and surrounding the site, both during and post construction. For the reasons outlines above, on balance, the site is considered unsuitable for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	1	Little shelter from northerly winds through topography and vegetation.
Aspect	1	North facing.
Slope	2	Sloping trend with less than 10% of site with undulations. Very gentle 1 in 30 slope rising from north to south.
Flood risk	2	SEPA Flood Risk map identifies pockets of low, medium and high-risk areas of surface water flooding to the northern corners of the site, presumably associated with a field drain running east-west along the sites northern boundary, eventually flowing into the Den Burn to the north of the A944 (pluvial and fluvial). Considered to present little risk of flooding to the site overall.
Drainage	2	Not all areas of the site were accessible during the site visit, however, aerial photos suggest that undeveloped areas of the site are freely drained to surrounding field drains. SEPA Flood Risk Map findings as detailed above would suggest some small pockets of poor drainage exist to the north of the site.
Built / Cultural Elements	3	No loss or disturbance of archeological sites, vernacular buildings or heritage assets/ designations.
Natural Conservation	1	<p>It is considered that the proposal would likely result in the loss or disturbance of significant wildlife habitat or species.</p> <p>The entirety of the site is designated Green Space Network in the ALDP 2017. Development of the site would result in the loss of a significant number of established trees, which at present, cover the entirety of the site with the exception of the existing path network - the entirety of the site is associated with bat habitat/ activity (wooded features and woods near water). Further, the site is bordered to the east by Hazlehead Local Nature Conservation Area (site no. 30). Eight 'Priority Habitat' sites are identified within the site boundary. A significant number of designated species can be found within</p>

		and just outwith the site boundary. Accordingly, it is considered that the proposal would likely result in significant loss or disturbance of wildlife habitat or species.
Landscape Features	1	Likely loss or disturbance of significant number of linear and group features of woods, tree belts, hedges and stone walls. Tree stock within the site would be significantly reduced. Housing proposed adjacent to site boundaries (north, east and west) would likely be located within the Zone of Influence of adjacent trees bordering the site, and as a result likely to be subject to increased pressure for their future removal.
Landscape Fit	1	Development would intrude significantly into the surrounding landscape as a result of both topography and exposure, particularly when viewed from the north and west.
Relationship to existing settlement	3	The development would be well related to the planned and emerging Countesswells settlement and ongoing development to the west. This bid site is a deliberate extension of this settlement.
Land Use Mix / Balance / Service Thresholds	1	Proposed housing development would be unlikely to contribute to a better mix or balance of land uses. Predominating land use within the wider area is a mixture of low density residential (emerging development) and recreation. As such, a residential development would not add to the land use mix within the area.
Accessibility	2	No direct access to bus network within 400-800m. Closest bus stops are 900m to the north-east of the site on Skene Road (A944); service no's X17 & 94. However, Countesswells development may provide sustainable transport options in long term.
Proximity to facilities - shopping / health / recreation.	2	There is a limited range of available facilities within 800m of the site. The site sits to the west of Hazehead Park and is surrounded by a relatively well-connected path network including Core Paths, offering accessibility to nearby recreational assets. However, the site is c.2.4km to the east of Rousay Drive District Centre and c.1.6km from the nearest medical facility (Woodend Hospital), 3.3km to Airyhall Primary and 1.7km to Hazlehead Academy, both providing interim provision until Countesswells Schools are operational.

Direct footpath / cycle connection to community and recreation facilities and resources.	2	<p>The site is very close to a network of paths for walking and/ or cycling with direct links to community and recreation facilities, but with limited connections to employment facilities.</p> <p>Core Path 57 splits the site from east to west. An 'Off-Road Recreational' route can be found within close proximity to the site.</p>
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6km of the site (Prime Four Business Park).
Contamination	2	Potentially contaminated land.
Land Use Conflict	2	Overhead pylons cross the site.
Physical Infrastructural Capacity	3	Bid submission indicates there is infrastructure capacity.
Physical Infrastructure Future	3	Bid submission indicates there is infrastructure capacity (high speed broadband).
Service Infrastructure Capacity	2	The site is allocated to Countesswells, interim measures are in place until Countesswells Schools are built. Airyhall Primary School which will be over capacity by 2024, and Hazlehead Academy will be over capacity by 2021.
Other Constraints	2	The site is designated as Green Space Network and given it's location, will be used for recreational purposes.

B1004 – Jessiefield and Smithfield

SITE NUMBER: B10/04		NAME of SITE: Jessiefield & Smithfield
Nature of the proposal:	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
Checklist Score:	42	
Constraints:	Existing OP site	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 200 residential units along with leisure and recreation use. The site is allocated OP50: Skene Road, Hazlehead for a phased cemetery expansion and will be required for this. The site sits immediately to the north of Aberdeen Crematorium and the Aberdeen Garden of Remembrance. There could be land use conflict between the existing crematorium use, the garden of remembrance use and the proposed use. The development is isolated from the existing Aberdeen settlement edge and is remote from existing community facilities and services. It is part of an area that will serve to separate Maidencraig and Kingswells to the north from Countesswells to the south and should remain as green belt.</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 site will be provided some protection due to existing vegetation on to the north.
Aspect	1	The site is north facing

Slope	3	The site has a very gentle 1 in 25 slope.
Flood risk	2	There is flooding to the west of the site, which runs north to south across the whole site, along with route of an open water course. This is not considered to be a significant flood risk.
Drainage	3	The site appears to be freely draining
Built / Cultural Elements	3	The site and monuments record identifies a number of offsite records, which are documentary. The development will not result in the loss or disturbance of built or cultural elements.
Natural Conservation	2	Across Skene Road to the north, is the Den of Maidencraig Local Nature Conservation Site. To the south, across the cemetery entrance road is Hazlehead Park. The areas of Hazlehead Park abutting the site is designated Ancient Woodland and priority habitat. The eastern most field within the site is all designated green space network. Red Squirrels have been seen onsite.
Landscape Features	2	There are stone dyke field boundaries on site that may be disturbed by development.
Landscape Fit	2	Development on the north of the site would be unobtrusive due to existing residential development and vegetation off site. Beyond this development will slightly intrude in the landscape when viewed from the A944 and from the crematorium and cemetery. This land will serve to separate the developing communities at Maidencraig and Countesswells.
Relationship to existing settlement	1	Development will be unrelated to existing settlement. The settlement pattern surrounding the site comprises 6 residential houses immediately to the north of site, farms and the crematorium.
Land Use Mix / Balance / Service Thresholds	1	The development is unlikely to contribute to a better mix or balance of land uses.

Accessibility	2	There are bus stops located on Skene Road within 400 m of the site which service the X17, X23 and the 94. Not all routes are two ways or seven days a week.
Proximity to facilities - shopping / health / recreation.	1	There are facilities located in Kingswells, over 2 km from the site, or the Tesco, Lang Stracht is over 1.6 km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core path 91 runs immediately north of site, linking to core path 31 and facilities at Kingswells. Core path 27 also to the north provides access close to Lang Stracht. Core path 57, runs in close proximity to the south, and links into Hazlehead Park.
Proximity of employment opportunities.	2	There are significant employment opportunities at Prime Four, just over 2km from the site.
Contamination	3	There is no known contamination on site
Land Use Conflict	1	Aberdeen Crematorium, and Garden of Remembrance are located immediate south of the site. The proposed site is also allocated as OP50: phased cemetery development. The phased cemetery developed will be required.
Physical Infrastructural Capacity	1	Services are not known at present.
Physical Infrastructure Future	2	No access to broadband, development will adhere to low and zero carbon policy.
Service Infrastructure Capacity	2	The site is allocated to Hazlehead Primary School and Hazlehead Academy – both will be over capacity by 2021.
Other Constraints	3	There are no other known constraints.

B1005 – Bellfield Farm

SITE NUMBER: B10-05		NAME of SITE: Bellfield Farm	
Nature of the proposal:	Residential development of c. 1000 units		
Checklist Score:	41		
Constraints:	Pylons, landscape fit		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The site is proposed as a residential development comprising 1000 units. Development on the site would have significant impact on the landscape. The site sits on the crest of rising ground, therefore will be visible from surrounding areas. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function. The site is also in close proximity to the crematorium and the Garden of Remembrance, therefore there may be issues with conflicting land uses.</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 northern section of the site forms a plateau, while the western edge is hill slope. The southern section of the site will be protected due to topography

Aspect	2	The site is east facing
Slope	2	The west end of the site is steeper than the rest of the site but it is less than 1 in 12 gradient. The northern part of the site rises gently to form a plateau, while the southern section dips.
Flood risk	2	SEPA flood maps show areas of surface water flooding on the northern, western, southern boundaries. These, on the whole, relate to watercourse surrounding the site.
Drainage	3	There look to be no areas of poor drainage on the site.
Built / Cultural Elements	2	There are historic buildings offsite (Bellfield Farm and West Middlefield Farm to the north, Longside Farmhouse to the south west, and documentary evidence of Mayfield Farmstead to the south). Archeological investigations have been carried out over the majority of the site. There may be some loss or disturbance to built and cultural elements.
Natural Conservation	1	There are no designated nature conservation sites within the boundary. Immediately to the east and south are areas of priority habitat for tree and plant species. Protected species may be an issue on site. Red squirrel and skylarks have been noted on site, and bats have been noted within 100 metres of the site.
Landscape Features	2	Each field boundary comprises a stone dyke and post and wire fence. There will likely be significant loss or damage to these features.
Landscape Fit	1	Development would intrude within the landscape. Development to the west will be on hill slope, and development on northern parts of the site will be on the plateau. Therefore, development will be visible within the surrounding area. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function.
Relationship to existing settlement	3	Development will relate to OP site 38: Countesswells once the site is built out, as it will abut the northern edge of OP38. The access links to OP38 runs through the proposed site.

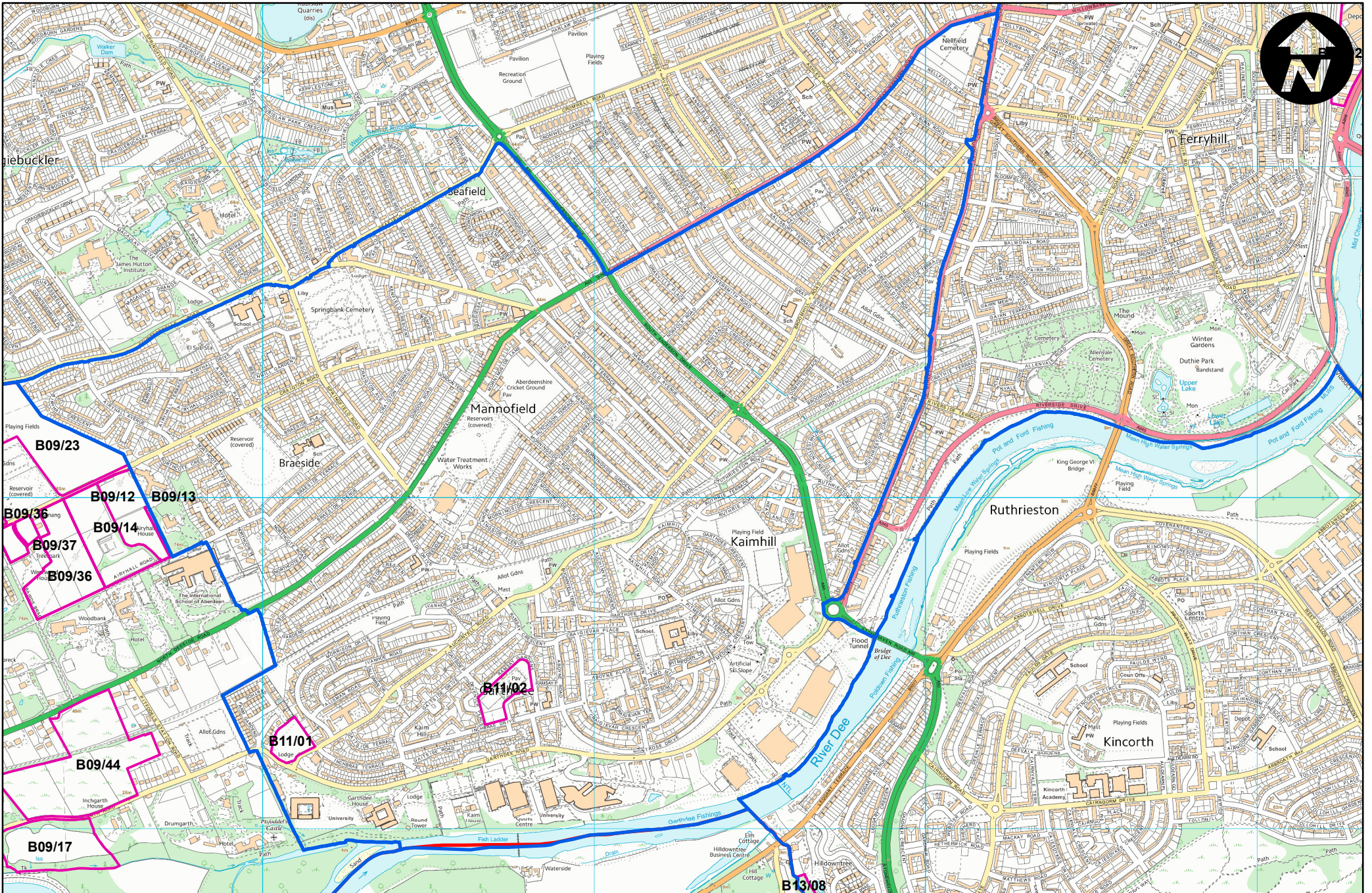
Land Use Mix / Balance / Service Thresholds	1	The development for residential units will not add to the land use mix. The area to the south of the site is allocated for 3000 homes and 10ha of employment land. The Garden of Remembrance abuts the east edge of the site.
Accessibility	1	The closest bus facilities at present are on the A944, a bus stop is located on 550m from the site. The bus routes are: X17, 94, 220.
Proximity to facilities - shopping / health / recreation.	1	There is a doctor's surgery and small scale community facilities located in Kingswells, over 1.6km from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There is no core paths access to the site. Core path 91 is located in Kingswells, and core path 57 runs through OP38. There is no direct link to community and recreation facilities
Proximity of employment opportunities.	3	There are significant employment opportunities available at Prime Four 1.4km from the site.
Contamination	3	There is no known contamination on site. Applications for Countesswells have been required to completed contamination reports.
Land Use Conflict	2	The Garden of Remembrance and Aberdeen Crematorium are located to the east of the site. There will be potential conflict with this land use.
Physical Infrastructural Capacity	3	The proposed indicated there are connects to utilities.
Physical Infrastructure Future	2	The proposed indicated the development will be low carbon, details regarding broadband have to be confirmed.

Service Infrastructure Capacity	2	<p>Primary School allocations are to Countesswells Primary, which is yet to be built, the interim school is Airyhall Primary – this is due to be over capacity by 2024.</p> <p>Secondary School allocations are to Countesswells Academy, which is yet to be built, the interim school is Hazlehead Academy – this is due to be over capacity by 2021.</p>
Other Constraints	2	<p>Pylons are located across the two sections of the site, running north to south. The access road for OP38 runs across the site</p>

Ward 11 – Airyhall/Broomhill/Garthdee

B1101 – Land at Garthdee Road

B1102 – Kainhill Outdoor Sports Centre



0 335 670 1,340 Metres

1:15,000

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B1101 – Land at Garthdee Road

SITE NUMBER: 11/01		NAME of SITE: Land at Garthdee Road / Auchinyell Road
Nature of the proposal:	Residential (major; 15 units, 50 flats)	
Checklist Score:	51	
Constraints:	Green Belt	
Recommendation:	Desirable (20 units)	
<p>Justification:</p> <p>The proposer indicates 15 units and 50 flats can be accommodated on the site. The site is located on open space within the Garthdee area of the City which sits on the north side of the River Dee. The site is neighboured on three sides by residential use. There are a number of community uses and other amenities in the Garthdee area which this site would benefit from. It is within commuting distance from the City's employment areas (West End / City Centre). Frequent bus services pass the site with pavement space and adequate surfaces to encourage active travel.</p> <p>It is understood that part of the site may be used for community planting/woodland. That being the case, it is suggested that the housing elements should be restricted to 20 houses, which should allow room for the community planting elements to take place.</p>		

Criteria	Score	Justification
Exposure	3	Site is located on the edge of the Garthdee area, with housing located to the north, west and east.
Aspect	2	Contour lines suggest south-west facing.
Slope	3	Slight slope (5m level change) west to east.

Flood risk	2	Some isolated areas of surface water flood risk in the adjacent area, but none in the site itself.
Drainage	2	Site is freely drained.
Built / Cultural Elements	3	This is a predominantly residential area within Garthdee. Pitfoddel's Castle south over Garthdee Road (Norwood Hall Cat B Listed), and Robert Gordon University.
Natural Conservation	3	Site forms part of the Green Belt adjacent to H1/H2 areas.
Landscape Features	3	Mixture of housing type and quality in the area. Mature trees south, along Garthdee Road.
Landscape Fit	3	This is a built-up area, with the dominant use being residential.
Relationship to existing settlement	3	Site sits on the edge of the built-up area of Garthdee. Retail park, university and other amenities are located in proximity to this site.
Land Use Mix / Balance / Service Thresholds	2	Housing only proposed; dominant land use in the area is residential.
Accessibility	3	Pavement space, no dedicated cycle lane on road. Bus stops adjacent to site boundary on Garthdee Road; service no's 1 & 2.
Proximity to facilities - shopping / health / recreation.	2	Garthdee retail park located less than one mile to the east. RGU within walking distance. Inchgarth Community Centre and Kaimhill School within walking distance to the east. The site itself is an outdoor recreation space.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Auchinyell Road is an identified cycle route. Core Paths in proximity include Hazlehead to River Dee (no. 65).

Proximity of employment opportunities.	2	Some employment opportunities with the facilities in Garthdee (University, gym, retail park). Site is within commuting distance of Aberdeen City Centre and West End Office Area (2.6 miles/ 4km).
Contamination	2	None shown.
Land Use Conflict	2	Currently open green space serving residents of the area.
Physical Infrastructural Capacity	3	Proposer indicates there is sufficient capacity
Physical Infrastructure Future	3	Proposer indicates there is sufficient capacity
Service Infrastructure Capacity	1	Kaimhill PS – 2019 144%, 2020 144%, 2021 145%, 2022 147% Harlaw Academy – 2019 103%, 2020 104%, 2021 109%, 2022 112%
Other Constraints	2	The area has some informal recreational use, which should be retined.

B1102 – Kaimhill Outdoor Sports Centre

SITE NUMBER: 11/02		NAME of SITE: Kaimhill Outdoor Sports Centre
Nature of the proposal:	Residential (local; 35 units)	
Checklist Score:	54	
Constraints:	Urban Green Space	
Recommendation:	Desirable	
Justification:		
<p>The site is located on the site of a vacant outdoor sports facility, operated by Aberdeen City Council, within an existing residential area. Local-scale development is proposed (35 units). The proposer indicates that the existing play park on the south corner of the site would be retained. The site sits within the fabric of an existing residential street with access to existing infrastructure and amenities in the Garthdee area. There is existing development on the site (brownfield), but it is currently zoned as Green Space Network in the Local Development Plan (2017).</p> <p>Most of the site has been disused for a number of years and a modest development of 35 houses would be reasonably well connected to services and facilities. This scale of development would not need the whole site, so it may be possible to improve the recreational value of the remainder. The childrens play area is fairly new and should be retained. School capacity would need to be addressed</p>		

Criteria	Score	Justification
Exposure	3	Site is located in a residential area; flat site with development on four sides.
Aspect	3	South facing, flat site.
Slope	3	Flat site.

Flood risk	3	None shown.
Drainage	3	Urban environment that is freely drained.
Built / Cultural Elements	3	This is a predominantly residential area within Garthdee.
Natural Conservation	2	Site forms part of the Green Space Network as outdoor recreation space. NESReC recorded Swift and Pink-footed Goose within the site and West European Hedgehog within 100m of the site boundary.
Landscape Features	3	Former bowling greens with a tennis court and pavilion.
Landscape Fit	3	This is a built-up area, with the dominant use being residential.
Relationship to existing settlement	3	Site sits within the built-up area of Garthdee. Retail park, university and other amenities are located in proximity to this site.
Land Use Mix / Balance / Service Thresholds	2	Housing only proposed; dominant land use in the area is residential.
Accessibility	3	Pavement space. Narrower residential streets surround the site. It is located between Auchinyell Road and Garthdee Road (bus stops on both routes). Parking restrictions on Inchbrae Drive to south.
Proximity to facilities - shopping / health / recreation.	2	Garthdee retail park located less than one mile to the east. RGU within walking distance. Inchgarth Community Centre and Kaimhill School within walking distance to the east. The site itself is an outdoor recreation space.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Auchinyell Road is an identified cycle route. Core Paths in proximity include Hazlehead to River Dee (no. 65). The Deeside Way is also north of Auchinyell Road. (no.66)

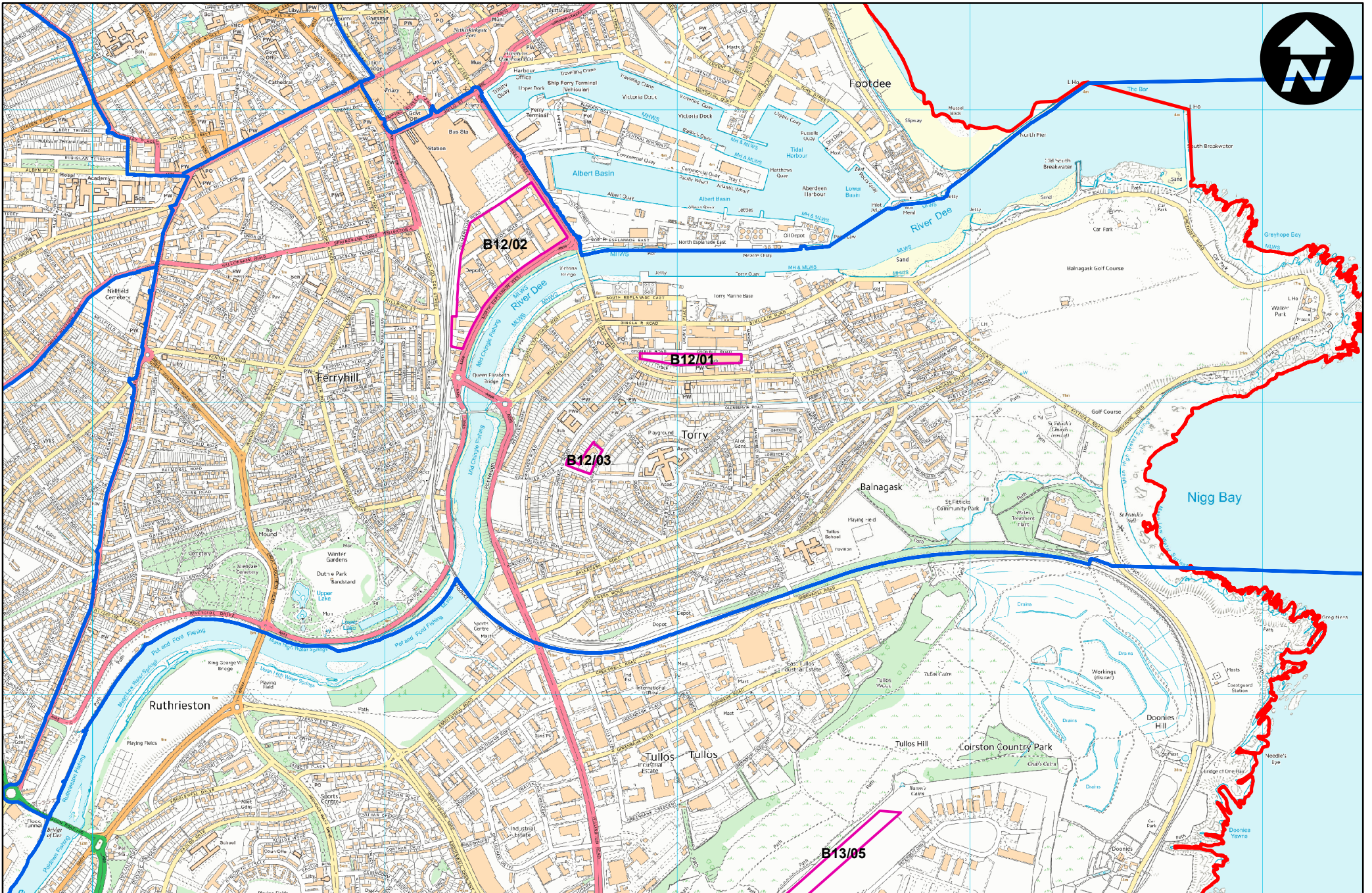
Proximity of employment opportunities.	2	Some employment opportunities with the facilities in Garthdee (University, gym, retail park). Site is within commuting distance of Aberdeen City Centre, or the West End Office Area.
Contamination	3	None shown.
Land Use Conflict	2	Forms part of the Green Space Network zoning.
Physical Infrastructural Capacity	3	Proposer identifies infrastructure capacity
Physical Infrastructure Future	3	Proposer identifies infrastructure capacity
Service Infrastructure Capacity	1	Kaimhill PS – 2019 144%, 2020 144%, 2021 145%, 2022 147% Harlaw Academy – 2019 103%, 2020 104%, 2021 109%, 2022 112%
Other Constraints	2	Green space network – part of site is used for recreation, the remainder was used historically.

Ward 12 – Torry/Ferryhill

B1201 – Crombie Road Rezoning

B1202 – Harbour City, North Dee Quarter

B1203 – Former Torry Nursery Oscar Road



0 375 750 1,500 Metres

1:17,000
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B1201 – Crombie Road Rezoning

SITE NUMBER: 12/01		NAME of SITE: Crombie Road Re-zoning
Nature of the proposal:	Re-zoning of area currently identified in the Local Development Plan 2017 as 'Business & Industrial' area, to 'Mixed Use' (1 hectare)	
Checklist Score:	55	
Constraints:	Business and industrial land	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The bid proposes the re-zoning of a 'Business & Industrial' area within Torry to 'Mixed Use'. The identified site area currently sits between an established Residential/ Mixed-Use area and an Business & Industrial area. Any proposals within Mixed Use areas in the Local Development Plan (Policy H2) must take into account existing uses and character of the area and avoid undue conflict between land uses and amenity. The proposer suggests that the rezoning of the area will assist with the Council's regeneration strategy for Torry by encouraging flexibility and support 'future-proofing' of the area.</p> <p>Most of the site remains primarily in semi-industrial and business use. In addition the land to the south of the site is very much an urban industrial and employment area. If non-compatible uses are introduced into these areas, it can cause potential complaints and problems for existing businesses. So whilst the proposal has some merits, it is considered that there is no over-riding need to change the zoning at this time.</p>		

Criteria	Score	Justification
Exposure	3	Site is located in a built-up area on the north side of Torry, close to Torry Quay.
Aspect	3	Flat site within built-up area of Torry.

Slope	3	Flat site within built-up area of Torry.
Flood risk	2	Some isolated areas of surface water flood risk.
Drainage	2	Not significant/ low productivity
Built / Cultural Elements	3	Various uses in this area; mainly warehouse and business units as well as residential properties.
Natural Conservation	3	Woodcock, Redwing and Song Thrush recorded within 100m of site boundary (Designated Species, NESBReC).
Landscape Features	3	Mainly business & industrial area.
Landscape Fit	3	Brownfield site within a built-up area.
Relationship to existing settlement	3	Just outside of the Torry Town Centre area. Also close to existing community facilities like Torry Sports Centre, Walker Road School, Torry St Fittick's Parish Church, and Torry Medical Centre.
Land Use Mix / Balance / Service Thresholds	3	Predominantly business & industrial area but some Town Centre land uses within proximity to the site. It is a developed site.
Accessibility	3	Road access via Crombie. Pavements in the area but no dedicated cycle space. Closest bus stops well within walking-distance located on Victoria Road (service no's 3A, 12, 59, N5)
Proximity to facilities - shopping / health / recreation.	3	Some community/ convenience uses located close by; Torry Town Centre is located on Victoria Road to the south within walking-distance.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Footpath connections prominent in area, cycle space limited. Closest public open space provision is River Dee; Torry Sports Centre is located on Oscar Road around a half mile south.

Proximity of employment opportunities.	3	Employment opportunities may arise with development proposed. Some opportunities within Torry and harbour, otherwise City Centre is within commuting distance.
Contamination	2	Records show potential contamination at Crombie Torry Saw Mills, Crombie Warehouse
Land Use Conflict	2	Site is already zoned for business & industrial use. Some businesses in the area may be 'bad neighbours' to any potential residential development.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form
Service Infrastructure Capacity	3	No residential development is explicitly proposed, but 'Mixed Use' is proposed. Walker Rd PS: 2019 89%; 2020 85%; 2021 86%; 2022 88% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	1	There are a number of existing businesses on site.

B1202 – Harbour City, North Dee Quarter

SITE NUMBER: 12/02		NAME of SITE: Harbour City, North Dee Quarter
Nature of the proposal:	Redevelopment: Mixed Use (Residential (1200 units), Employment, Retail, Other)	
Checklist Score:	53	
Constraints:	Flooding	
Recommendation:	Undesirable	
<p>Justification:</p> <p>The site presents a large-scale proposal for ‘major development’ south of the City Centre boundary. The site area is currently host to a number of business and industrial units. A number of these buildings are Listed and contribute to the traditional fabric of the City Centre and harbour, but the site does not form part of the Union Street Conservation Area. The site lies outside of the LDP City Centre boundary but within the Aberdeen City Centre Masterplan boundary; the North Dee Business Quarter is an identified project area that seeks to redevelop this area for a ‘highly desirable urban business district’. The site’s location close to the centre of the city gives access to public transport links and amenities.</p> <p>It is considered that the site should be developed in line with the City Centre Masterplan. Whilst we would normally encourage city centre living, such opportunities are identified on other city centre masterplan sites. This area should be retained to allow business uses to grow close to the city centre.</p>		

Criteria	Score	Justification
Exposure	3	Site is located within the harbour area of the City Centre, on the north side of the River Dee. The site is bound to the east by Market Street and the harbour, to the north by Union Square Shopping Centre, to the west by the railway line, and to the south by N Esplanade W and the River Dee.
Aspect	3	Flat site within the built-up area of the city; mostly southeast facing, overlooks the River Dee.
Slope	3	Flat site within the built-up area of the city.
Flood risk	1	Site shows high flood risk from River Dee.
Drainage	2	Urban site that is freely drained.
Built / Cultural Elements	2	Site is located within the built-up area at the harbour. C-Listed buildings; 11 & 12 Russell Road, Old Ford Road, North Esplanade West, Palmerston Road, 6A Raik Road, 182 Market Street. B-Listed buildings; 244 Market Street, 1 North Esplanade West. Railway Arches & Viaduct located to the west of the site area.
Natural Conservation	2	River Dee is a SAC, LNCS and forms part of the GSN. Woodcock, Common Seal, Common Goldeneye recorded within 100m of site boundary by NESBReC. Pink-footed Goose, and Designated Species (Herring Gull, Eider, Kestrel and Redshank) recorded within site boundary – protected species may be an issue, although the area is already built up
Landscape Features	3	Site is located in the built-up area at the harbour. Victoria Bridge leading to Torry is located across the road. One of the main features of the landscape is the river itself. The area is presently mix of modern office and commercial development and traditional industrial/ warehouse units. The River Dee has some landscaping at its banks.

Landscape Fit	3	The bid proposes mixed-use development of which is currently present in this area and across the wider City Centre.
Relationship to existing settlement	3	Site is well connected to the City Centre and harbour. It has prime road frontage onto N Esplanade W which is a key route into the City Centre from the south.
Land Use Mix / Balance / Service Thresholds	3	The bid proposes mixed-use development of which is currently present in this area and across the wider City Centre.
Accessibility	3	Good road connection to the site and within it. Part of Market Street has a cycle lane, one side has pavement space. N Esplanade W has cycling space on one side, and pavements on both sides. Bus services include no's 3&3G, 5, 12, 59 along Market Street. Bus and train stations are located within walking distance within Union Square.
Proximity to facilities - shopping / health / recreation.	3	Site is located just outside of the City Centre boundary; most facilities available in that area, and transport links to other parts of the city.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Part of Market Street has a cycle lane, one side has pavement space. N Esplanade W has cycling space on one side, and pavements on both sides. Community facilities other than City Centre may include Torry (Oscar Road, 1 mile south)
Proximity of employment opportunities.	3	The site itself presents some employment opportunity; otherwise existing City Centre uses are in proximity.
Contamination	2	Russell Road Fishworks, Phoenix Oil Works, Robertsons Garage, Poynerook Fish Merchants, Aberdeen Seafood Park, Market Coal Sheds & Garage, Raik Road Fishworks, Refuse Disposal Incinerator, Palmerston Garage, Engineering Works, Clayhills Sawmills, Esplanade Car Wash, Esplanade Fish Works.

Land Use Conflict	2	Uses proposed largely in line with existing development in the area. The potential issue of the existing fish processing plants needs to be addressed with potential conflict between existing long established business uses and new residential development.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	Ferryhill PS: 2019 94%, 2020 97%, 2021 93%, 2022 94% Harlaw Academy: 2019 103%, 2020 104%, 2021 109%, 2022 112%
Other Constraints	3	No known other constraints.

B1203 – Former Torry Nursery, Oscar Road

SITE NUMBER: 12/03		NAME of SITE: Site at Former Torry Nursery, Oscar Road	
Nature of the proposal:	Healthcare		
Checklist Score:	57		
Constraints:			
Recommendation:	Undesirable (but see below)		
<p>Justification:</p> <p>Currently allocated as OP103 as a Council owned site surplus to requirement. It sits within a Residential area. The proposed use would be suitable in terms of strategy, and in line with policy. However, the site is also suitable for a number of other uses such as community based activities or residential use. These should not be excluded as possible uses for the site.</p>			

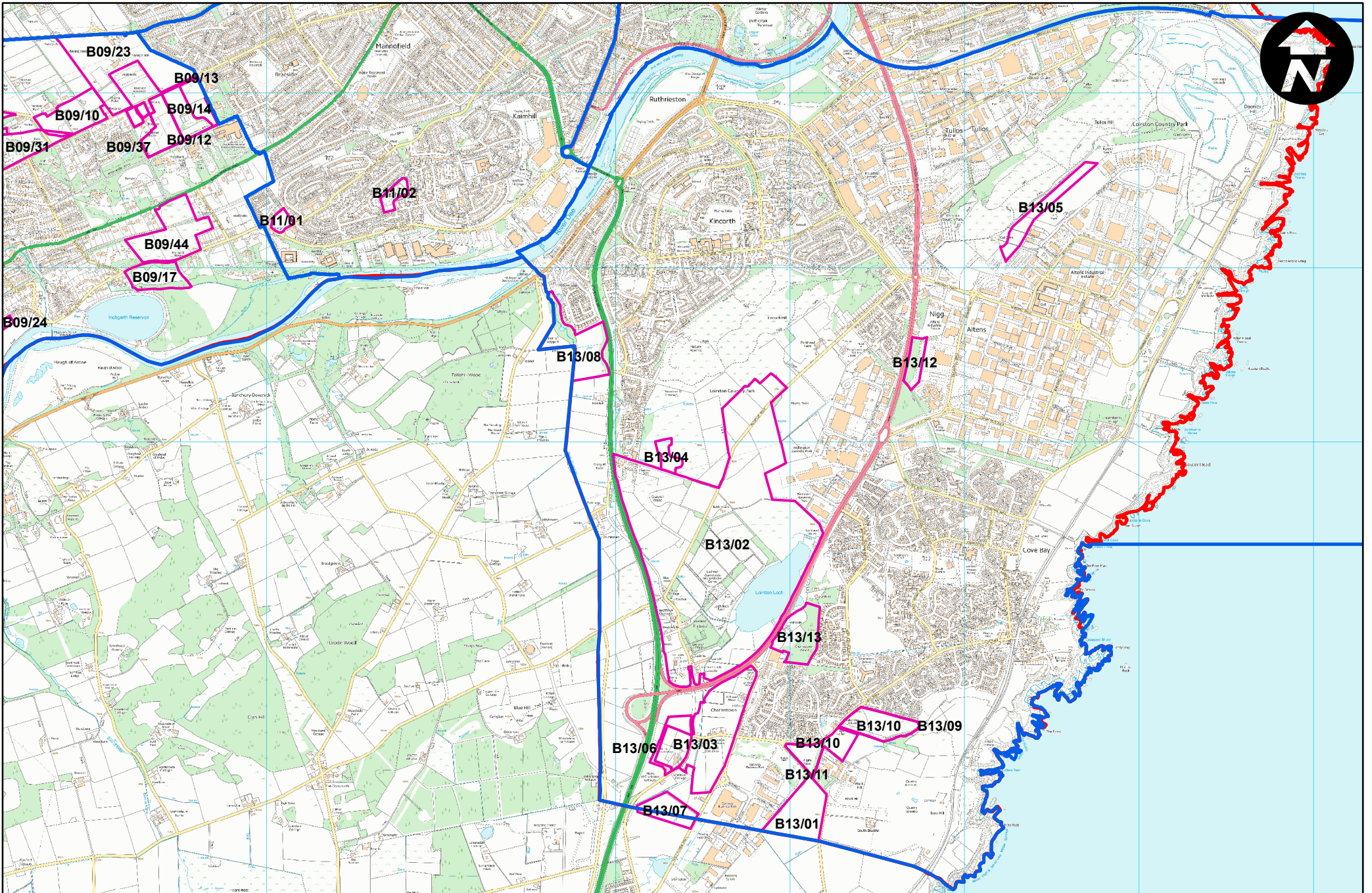
Criteria	Score	Justification
Exposure	3	Site is allocated for development in LDP 2017 (OP Site OP103). It is located in a mainly residential area on Oscar Road in Torry. The site is bound by hedges, and fronts onto Oscar Road, wrapping round to Grampian Place.
Aspect	3	Flat site within built-up area of Torry. Mostly southeast facing.
Slope	3	Flat site within built-up area of Torry.
Flood risk	3	None shown.

Drainage	2	Low productivity/ some vulnerability. Built up area.
Built / Cultural Elements	3	Mainly residential properties in proximity; Torry Sports Centre and Torry Medical Practice.
Natural Conservation	3	House Sparrow has been recorded within 100m of site boundary (NESBRec).
Landscape Features	3	Mainly residential area, built-up area with some garden trees/ hedges. Site is unkempt since previous use vacated, overgrown hedges/ plants.
Landscape Fit	3	Brownfield site within a built-up area. Site is identified for development in LDP 2017 (OP Site OP103)
Relationship to existing settlement	3	Outside of the Torry Town Centre area but close to existing community facilities like Torry Sports Centre, Walker Road School, Torry St Fittick's Parish Church, and Torry Medical Centre.
Land Use Mix / Balance / Service Thresholds	3	Predominantly residential area but some community and convenience land use within proximity to the site which the proposal will add to. It is a previously developed site, now cleared.
Accessibility	3	Road access via Oscar Road. Pavements in the area but no dedicated cycle space. Closest bus stops well within walking-distance located on Grampian Road, Oscar Road, Grampian Place (service no's 3A, 12, 59 respectfully)
Proximity to facilities - shopping / health / recreation.	2	Some community/ convenience uses located close by, Torry Town Centre is located on Victoria Road around half a mile north.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Footpath connections prominent in area, cycle space limited. Closest public open space provision is River Dee; Torry Sports Centre is located on Oscar Road.

Proximity of employment opportunities.	2	Employment opportunities may arise with development that is proposed. Some opportunities within Torry and harbour, otherwise City Centre is within commuting distance.
Contamination	3	None shown.
Land Use Conflict	3	Site OP103 allocated for development in LDP 2017.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	No residential development proposed. Tullos PS: 2019 98%; 2020 98%; 2021 99%; 2022 97% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	3	None

Ward 13 - Kincorth/Loirston

- B1301 – Blackhills of Cairnrobin
- B1302 – Loirston
- B1303 – Charleston
- B1304 – Craighill Loirston
- B1305 – Land at Peterseat Drive
- B1306 – Part of OP60
- B1307 – Withdrawn by applicant
- B1308 – Royal Devenick Park (Phase 1)
- B1309 – Rigifa Area 1
- B1310 – Rigifa Farm
- B1311 – Rigifa Area 3
- B1312 – Wellington Road East
- B1313 - Heathvale



0 625 1,250 2,500 Metres

1:28,500
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B1301 – Blackhills of Cairnrobin

SITE NUMBER: B13-01		NAME of SITE: Blackhills of Cairnrobin
Nature of the proposal:	Employment Use (Class 4 Business use, Class 5 Industrial use and Class 6 Warehouse and Storage use). Site would be used to provide a northern access road, linking the Gateway and Mains of Cairnrobin sites.	
Checklist Score:	50	
Constraints:	Quarry Blasting, Greenbelt	
Recommendation:	Undesirable	
Justification:		
<p>Part of the proposed site was originally included as OP79 in the LDP Proposed Plan. The Reporter concluded that, because the site lay within the buffer zone (whether 250m or 400m) of the extended OP71 Blackhills Quarry where blasting would take place, “its development for employment uses would be inappropriate and premature, pending the working out of the quarry”. The extended OP71 boundary was adopted, and therefore the issues with land use conflict between the quarry and the proposed business use remain.</p>		

Criteria	Score	Justification
Exposure	2	The site is an open field with only limited protection from northerly winds.
Aspect	3	This is a flat site and mostly east facing.
Slope	3	Site appears flat.

Flood risk	2	According to the SEPA Indicative Flood Risk Map, the center of the site has a slight chance of flooding, however there have been no flooding incidents recorded on site. The Blackhill Burn runs along the western boundary of the site, the northern part of this Burn is prone to flooding so hard development would need to avoid this area.
Drainage	2	The site is currently arable farmland. On our site visit on the 18 th July 2018, the site appeared to be quite marshy and previous site visits (2013) have revealed a significant area of standing water near the middle of the site, the appearance of which suggested that it is a long-term problem.
Built / Cultural Elements	3	No loss or disturbance of archaeological sites or vernacular buildings. Rigifa Farm Boundary Stone lies close to the far north west corner of the site.
Natural Conservation	2	The land appears largely devoid of any woodland or tree cover however there may be species present natural to farmland. Green Space Network (Site No. 74) sits just outside the northern boundary of the site. A small pocket in the very north of the site is identified as an area of potential bat habitat; a bat survey may be required. There have been some designated birds recorded on site which include Whooper Swan and Ruff.
Landscape Features	3	Site is mainly classed as open farmland, with the south western corner identified as urban land. There would be no loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls present.
Landscape Fit	2	Development would intrude slightly into the surrounding landscape. Although the site is quite open and exposed it is felt that development will only slightly intrude in to the surrounding landscape due to the amount of quarrying in the area and development of other industrial and business uses to the north west of the site (Gateway Business Park).
Relationship to existing settlement	2	The development would be partially related to existing developments/settlements. Cove is less than ½ kilometer to the north, and industrial/business uses are also adjacent to the proposal at the Aberdeen Gateway Business Park.

Land Use Mix / Balance / Service Thresholds	2	If this option was to be developed it would contribute a little towards a better mix and balance of land uses, although it would not contribute to any further mix than the existing Gateway Business Park. Housing and services exist in Cove and therefore the development of business and industrial land would provide better land use mix and balance.
Accessibility	3	The closest bus stop is 373m away from the site. First Bus Service 3 running to Mastrick stops here as does Stagecoach Bus Service 7A/B which starts at Union Square and runs to Stonehaven. Part of the proposal is for the site to be used to provide a northern access road, linking the Gateway and the Mains of Cairnrobin sites together.
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood centre is located 1.7km from the site. Cove Bay Medical centre is located 1.7km from the site. The site sits within the catchment areas of Charleston Primary School (922m) and Lochside Academy (2.3km).
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. There are some connections to the north of the site with Core Path 78 (Coastal Path South) located 556m from the site.
Proximity of employment opportunities.	3	The area adjacent to the west of the site is the Aberdeen Gateway Business Park where there are a variety of employment opportunities. This site is proposed as an extension to this business park and would therefore provide further employment opportunity.
Contamination	3	No contamination present on site.
Land Use Conflict	2	There would be some conflict with adjoining uses where the access road from Cove Road is a busy road used by heavy industrial traffic to enter and exit the several quarries in the area. Therefore, improvements would need to be made to this road before development could commence.

Physical Infrastructural Capacity	3	The proposer has indicated that the site has connections to the relevant utilities.
Physical Infrastructure Future	3	According to the Thinkbroadband checker, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	3	<p>Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.</p> <p>The proposal is for business and industrial land and therefore there would be no need for primary/secondary school capacity.</p>
Other Constraints	1	The site sits within the Greenbelt. Quarry Blasting at Blackhills Quarry (OP55) which shares its western border with this site.

B1302 – Loirston

SITE NUMBER: 13/02		NAME of SITE: Loirston
Nature of the proposal:	Seeking range of Use Classes permitted to include Class 1, 2, 3, 4, 8, 9, 10 on land reserved for football/community stadium.	
Checklist Score:	44	
Constraints:		
Recommendation:	Undesirable	
<p>Justification:</p> <p>This bid forms part of an allocated Opportunity Site (OP59 Loirston) in the Local Development Plan. The proposer has requested that land reserved for a football/ community stadium be reallocated for mixed uses to allow development to come forward on the site. OP59 is subject to the masterplan process and development proposals require to be in line with the approved masterplan. The site has been identified as being suitable for development.</p> <p>Planning permission has been granted for a new stadium at Kingsford and it is accepted that it is unlikely to be built at Loirston now. However, the masterplan for Loirston contains an alternative development scenario, should be stadium not be built there. It is considered that detailed changes to the type and layout of development should be set out in a revised and updated masterplan for the site. Development has yet to begin at Loirston so it should remain zoned as Land Release Policy.</p>		

Criteria	Score	Justification
Exposure	1	Existing OP Site (OP59 Loirston) forms masterplan area; large site. Open to the east from A956 Wellington Rd. Loirston Loch sits adjacent to main road on east side of site. Bid area specifically sits behind existing Balmoral Business Park.

Aspect	2	Some flat areas on the site, mainly north/west facing.
Slope	3	Some flat areas, mostly negligible level differences.
Flood risk	3	Limited areas of surface water flood risk. Loirston Loch located to the south.
Drainage	2	Some areas of poor drainage apparent – the area around Loirston Loch sits in a bowl.
Built / Cultural Elements	3	Balmoral Business Park adjacent to site.
Natural Conservation	2	Site forms part of wider OP59 Site. Loirston Loch is a LNCS, and Kincorth Hill (LNCS/ LNR) to the north. Bat survey may be required. Protected Species may be an issue. Due to the site's status as LNCS/LNR, a large number of bird species have been recorded on the site (NESBReC). Various integrated habitat systems also recorded (NESBReC).
Landscape Features	2	Predominantly Industrial area with employment uses adjacent. Site forms part of larger OP59 Site.
Landscape Fit	2	Site falls in the Kincorth Hill and Leggart Landscape Character Areas. Site is a Prime Landscape Area (Loirston Loch/Hill).
Relationship to existing settlement	1	Site sits behind Business Park and south of Kincorth & Nigg settlement areas. Located close to main road network (A956) and open/green spaces.
Land Use Mix / Balance / Service Thresholds	3	Site forms part of wider OP59 Site allocated for major mixed-use development (residential, community, employment, etc) in addition to existing employment and residential areas outlined above.
Accessibility	3	Proximity to A956 Wellington Rd (dual road) with pavement on east side acting as footway and cycle path. Core paths located nearby at Kincorth Hill (no.79) and Loirston Loch (no.82).

Proximity to facilities - shopping / health / recreation	1	Schools located in Cove Bay, Sainsbury's local within new Charleston development to north. Cove Bay Health Centre around 1 mile north. New major development proposed within Loirston OP59 masterplan area in long-term.
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Good road links via A956. Pavement space for pedestrian and cycle. Local bus routes are 3/3G & 18. Calder Park Park & Ride at Redmoss Road.
Proximity of employment opportunities.	3	Site is close to existing Industrial Estate (Altens) and Business Parks (Gateway/ Balmoral). City Centre is within commuting distance.
Contamination	2	Some isolated areas of potential contamination; Kincorth Old Quarries/ Wellington Rd Industrial Estate.
Land Use Conflict	2	Site is presently identified for football/community stadium; Bid seeks to expand possible Use Classes.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	3	There are no known other constraints.

B1303 – Charleston

SITE NUMBER: B13/03		NAME of SITE: Charleston
Nature of the proposal:	Employment (20.5 Hectares)	
Checklist Score:	43	
Constraints:	Landscape, phasing	
Recommendation:	Undesirable (rezoning)	
Justification:		
<p>The 20.5 hectare site is allocated in the extant 2017 Aberdeen Local Development Plan as OP60 Charleston. The site is zoned as land release for Phase 2 development (2027 to 2035) as employment land. The proposer wishes to rephase OP60 from a phase 2 release to an immediate release and rezone it as business and industry.</p> <p>The proposer indicated that due to the expansion of the harbor at Bay of Nigg, and as the supply of class 5 and 6 land is almost exhausted at Aberdeen Gateway Business Park, there will be need for further land to accommodate Class 5 and 6 in the south of the City in advance of 2027. The Bay of Nigg Development Framework outlines redevelopment and intensification of existing industrial sites at Altens and East Tullos may occur due to the new harbor development.</p> <p>The Strategic Development Plan requires the Local Development Plan to have an allowance of 105 hectares of employment land until 2026, with 70 hectares for Phase 2 (2027 to 2035). The Employment Land Audit 2016/2017 identifies Aberdeen has an established employment land supply of 286 hectares as of April 2017, with the marketable supply at 223 hectares. The supply is spread across sites, with a wide choice of locations available. There is no requirement to bring forward OP60.</p>		

Criteria	Score	Justification
Exposure	2	Little shelter on-site; some AWPR bunds to north-west and some roadside planting but generally open site.
Aspect	1	The site is north east facing.
Slope	3	The site is very flat. There is a slight rise to the west.
Flood risk	2	The SEPA flood maps show a risk of flooding along the length of an open water course, running north to south at the middle of the site. There are areas of flooding in the eastern fields.
Drainage	2	There are small pockets of poor drainage.
Built / Cultural Elements	1	There are numerous hits on site from the sites and monument record, 9 for consumption dykes, and 2 for standing structures, with 2 further structures being recorded in documentary evidence. There are cottages and farmsteads on site.
Natural Conservation	3	Green space network runs along the eastern boundary to mid-way point along the site. Dunnock recorded within 100m of site, Herring Gull and Black-headed Gull recorded within site boundary (NESBReC).
Landscape Features	1	There are consumption dykes on site. These are more prevalent in the northern half of the site.
Landscape Fit	1	Development will impact on the existing landscape along this gateway route.
Relationship to existing settlement	2	The development will be partially related to development at the Gateway Business Park at the south.
Land Use Mix / Balance / Service Thresholds	3	The development will provide additional employment land with the impetus of attracting facilities.

Accessibility	3	A bus route runs along the east side of site to the Gateway Business Park for the 3G, 7 and 7B. The route for the number 3 is also sits to the east. There are 3 bus stops within 400m of the site.
Proximity to facilities - shopping / health / recreation.	2	The closest neighborhood facilities are located in Cove, over 1.6km from the site. Due to the nature of the site access to recreation and healthcare are not applicable.
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no core path or paths linking to the site. There is a pavement on the far side of Wellington Road from Cove Road to the Gateway Business Park (from half way along the eastern side of the site). The pavement links to sporadic sections of pavement on Cove Road.
Proximity of employment opportunities.	3	There are significant employment opportunities in close proximity to the site. The site is also for employment.
Contamination	2	There an area of potential contamination to the south of the site (Moss-side Croft Landfill).
Land Use Conflict	3	There is no anticipated land use conflict.
Physical Infrastructural Capacity	3	The proposer indicates there is water and waste water capacity, and electricity and gas connections on site.
Physical Infrastructure Future	3	The proposer indicates there is access to high speed broadband. The low and zero carbon elements will comply with policy.
Service Infrastructure Capacity	3	The site is zoned to Charleston Primary School Lochside Academy. Charleston Primary School is forecast to be overcapacity by 2021. Lochside Academy had no capacity issues with in the school roll forecast. Due to the nature of the proposed development school capacity is not required.
Other Constraints	2	There are pylons across north of site.

B1304 – Craighill, Loirston

SITE NUMBER: 13/04		NAME of SITE: Craighill, Loirston
Nature of the proposal:	Residential (local; 30 units)	
Checklist Score:	42	
Constraints:	Accessibility	
Recommendation:	Undesirable	
Justification:		
<p>The bid proposes local scale development for 30 residential units. The site is located within Green Belt and the Green Space Network. Development on this site would be located in proximity of the Kincorth Hill LNCS / LNR and would have adverse impact on the natural environment setting. Development located here would be poorly related to either Cove or Kincorth settlements; it is poorly located in terms of public transport provision, community facilities and other amenities, and would therefore 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 (in this case Loirston). 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	Site is located between A90 Stonehaven Road and Redmoss Ross; only accessible via Redmoss Road. Woodland/shrubs on both sides of site gives shelter from roadside.

Aspect	2	West-facing. Site itself area is relatively flat; small hill on the east side of the site.
Slope	3	Mostly flat area, negligible level differences.
Flood risk	3	None shown.
Drainage	3	Site appears well drained
Built / Cultural Elements	3	Residential area to the west (Boyd Orr Avenue, Nigg) and Craighill Holiday Park.
Natural Conservation	2	Site located within GSN. Site is located within (but not part of) Kincorth Hill LNCS / LNR. Japanese Knotwood recorded within 100m of site boundary.
Landscape Features	3	Largely agricultural/ rural area. Close to Nigg settlement area.
Landscape Fit	2	Site falls in the Kincorth Hill Landscape Character Area. Site is a Prime Landscape Area (Hill). It is considered that the track bordering the south of the site provides a robust green belt boundary.
Relationship to existing settlement	1	Proximity to existing residential development but not well-connected via existing road/ transport network. Redmoss Road currently only point of access.
Land Use Mix / Balance / Service Thresholds	1	Very little land use at present, area is mainly rural. Located next to existing OP59 Loirston site for major mixed-use development; long-term development.
Accessibility	1	Proximity Redmoss Road, but no pavement/ cycle space. Core located on south boundary (no.82 Kincorth to Loirston Loch)
Proximity to facilities - shopping / health / recreation.	1	Schools located in Cove Bay, Sainsbury's local within new Charleston development to north. Cove Bay Health Centre around 1 mile north. New major development proposed within Loirston OP59 masterplan area in long-term.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	Road link via Redmoss Road. No pavement space for pedestrian and cycle. Local bus routes are 3/3G & 18 via A956 Wellington Rd only. Calder Park Park & Ride at Redmoss Road.
Proximity of employment opportunities.	1	Site is close to existing Industrial Estate (Altens) and Business Parks (Gateway/ Balmoral). City Centre is within commuting distance.
Contamination	3	None shown
Land Use Conflict	2	Green Space Network and adjacent LNCS/ LNR. Little land use mix in the area.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	Abbotswell PS: 2019 85%; 2020 90%; 2021 93%; 2022 91% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	2	The area is used recreationally (as part of Kincorth Hill) and there are paths/desirec lines within the site.

B1305 – Land at Peterseat Drive

SITE NUMBER: 13/05		NAME of SITE: Land at Peterseat Drive	
Nature of the proposal:	Employment; 4.12ha		
Checklist Score:	47		
Constraints:	Green space buffer, need.		
Recommendation:	Undesirable		
Justification:			
<p>The site proposes land for employment uses adjacent to the existing Business & Industrial area and is currently zoned as Green Belt. The site would act as an extension to the existing Peterseat Industrial Estate. There are a number of sites around the City that are allocated for development for employment uses. The site has been deemed unsuitable for development.</p> <p>The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate employment land has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan does not require the identification of further employment land. 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	2	Site is located on a flat area, south of Tullos Hill, and east of Loirston Country Park. There is some business/ industry development to the east of the site.
Aspect	2	Contour lines suggest an easterly aspect.

Slope	3	Relatively flat site; only around 80m-75m across site.
Flood risk	2	Limited areas of surface water flood risk.
Drainage	3	Area appears well drained.
Built / Cultural Elements	2	Scheduled Monuments; Cat Cairn, cairn & dyke, Baron's Cairn all north-west of the site boundary.
Natural Conservation	2	Site is adjacent to Tullos Hill LNCS, and GSN. Japanese Knotweed recorded within 100m of site boundary. Designated Species Woodcock and Bullfinch recorded within 100m of site (NESBReC).
Landscape Features	2	Close to the LNCS, Cat Cairn and Tullos Hill. Coast road is across the Estate to the coast. Site is a Prime Landscape Area ('Hill'). Development on the site would encroach these features.
Landscape Fit	2	The site is adjacent to Altens Industrial Estate, proposed land use is consistent with neighbouring uses. The area does however, provide a green space buffer between the industrial estate and the recreation area at Tullos Hill.
Relationship to existing settlement	3	Altens is a predominantly industrial destination. It is located close to Cove Bay, Nigg, and Kincorth suburbs.
Land Use Mix / Balance / Service Thresholds	2	Employment uses proposed; site is located within the East Tullos and Altens Industrial Estate
Accessibility	2	Good road links via A956 and Hareness Road. Pavement space on both sides of road. Some footpath links within industrial estate. Cycle space on A956. Bus routes are 7A & 18.
Proximity to facilities - shopping / health / recreation.	1	Cove Bay settlement located 2 miles south of the Industrial Estate and Torry is 2.5 miles north. Kincorth is 1.5 miles west.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	Core Path 103 N Balnagask Rd to Wellington Rd across LNCS.
Proximity of employment opportunities.	3	Site proposes employment use within an existing Industrial Estate.
Contamination	2	Ness Farm landfill potential contamination.
Land Use Conflict	2	LNCS adjacent to the site.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form
Service Infrastructure Capacity	3	Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%. This is an employment land proposal so there would be no impact
Other Constraints	3	None known.

B1306 – Part of OP60 (Charleston)

SITE NUMBER: B13/06		NAME of SITE: Part of OP60
Nature of the proposal:	Housing	
Checklist Score:	49	
Constraints:	Relation to existing settlement, lack of local facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is generally flat but is quite exposed with only a small belt of trees in the south east. There is little risk of flooding on this site and it appears freely drained. The development of houses on this site has the potential to create quite an isolated island of development, as it will not be directly related to any existing development. There are also no local facilities within 800m of the site. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current “constrained” supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Local Development Plans are asked specifically to protect allocated employment land from other uses. We would include strategic reserve employment land in this definition. Because of this, the allocation of this site for housing is likely to be contrary to the Proposed Strategic Development Plan.</p>		

Criteria	Score	Justification
Exposure	2	Site relatively exposed; small belt of trees surrounding some of the existing buildings in the south east of the site.
Aspect	3	South west facing.
Slope	3	Generally flat site.
Flood risk	3	According to SEPA's Indicative Flood Risk Map, there is no risk of flooding present on the site. There have been no flooding incidents recorded on the site and there are no watercourses present on the site.
Drainage	3	Site appears freely drained.
Built / Cultural Elements	2	There are no listed buildings or scheduled monuments recorded on the site. However, there have been two Sites and Monuments Records identified on the site; Mains of Charleston Farm in the south and along the northern boundary is West Charleston (off Old Stonehaven Rd) consumption dyke.
Natural Conservation	3	The site sits on the boundary of the Greenbelt, but not within it. There are no other significant natural conservation features identified on the site.
Landscape Features	2	The site is identified as open farmland. There are two residential buildings and some farm sheds in the south eastern corner of the site, with some trees surrounding the buildings. There are some stone boundary walls separating fields.
Landscape Fit	2	There is a sparse residential pattern immediately surrounding the site; with most of the surrounding landscape being open farmland. Therefore, the development of housing on this site will be quite intrusive into the surrounding landscape.

Relationship to existing settlement	1	The closest existing residential settlement is at Cove which is 490m away from the site; in-between this settlement and the site is open farmland with a few scattered houses. Therefore, the proposal of houses on this site will be creating quite an isolated island of development and is not likely to be very well related to an existing settlement.
Land Use Mix / Balance / Service Thresholds	2	Directly to the east of the site (403m away) is the Aberdeen Gateway Business Park and to the north east of the site (514m away) is the residential settlement of Cove. Therefore, the development of housing on the site will contribute a little towards a balance of land uses in the area. The development of more housing on the site may also provide some basis for attracting new services and facilities.
Accessibility	2	The closest Bus Stop to the site is 541m away. First Services 3/3G and N21 stop here, as does Stagecoach Bus Service 7S.
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood center is located 2km from the site. Cove Bay Health Center is located 2km from the site. The site sits within the catchment area for Charleston Primary School (1.2km away) and Lochside Academy (2.1km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no Core Paths or Cycle Network Routes/Facilities surrounding the site.
Proximity of employment opportunities.	3	Aberdeen Business Gateway Park is located 481m to the east of the site.
Contamination	3	The site is not identified as being contaminated.
Land Use Conflict	2	The site is likely to be quite visible from the A90 and Old Stonehaven Road.

Physical Infrastructural Capacity	3	Proposer has indicated that the site has connections to utilities.
Physical Infrastructure Future	3	According to Think Broadband, the site had Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	3	No known other constraints.

B1307 – Mains of Charleston - Withdrawn

B1308 – Royal Devenick Park Phase 1

SITE NUMBER: 13/08		NAME of SITE: Royal Devenick Park Ph1	
Nature of the proposal:	Residential (major; 235 units)		
Checklist Score:	40		
Constraints:	Green Belt		
Recommendation:	Undesirable		
<p>Justification:</p> <p>The proposal is for a residential development of 235 units and is part of a much larger new settlement proposal, most of which lies in Aberdeenshire. The site is located in an area of Green Belt and Green Space Network which acts as a gateway into Aberdeen. This allows an impressive view of Aberdeen on the approach from the A90, providing a distinct sense of place. Its development would therefore have a significant impact on the green belt and landscape setting of Aberdeen. The site is not well-related to any settlement; it 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 – this is part of a much larger proposal. 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	Site bounded on north side by landscape edge adjacent to recent residential development (Deeside Brae) Eastern side is tree-lined and sheltered from A90. West and south side sit next to open fields.

Aspect	2	Relatively flat site some parts undulate; River Dee lies to the north. Open views to south.
Slope	3	Relatively flat site, some rolling parts with negligible level change.
Flood risk	2	Some flood risk from the burn that runs north-south through site.
Drainage	2	Low productivity, some vulnerability. Greenfield site.
Built / Cultural Elements	3	Recent residential development at Deeside Brae to the north.
Natural Conservation	2	Site is currently zoned as Green Belt/ GS in LDP 2017. Den of Leggart LNCS lies inside site area which is also formed of Semi-Natural and Ancient Woodland. Protected Species may be an issue.
Landscape Features	2	Woodland and burn intersecting site area. Footpath connection to existing residential development to the north (Deeside Brae)
Landscape Fit	1	Den of Leggart is Prime Landscape (DWP) Area. Site is located within Leggart Landscape Character Area. The site is located in an area of Green Belt and Green Space Network which acts as a gateway into Aberdeen. This allows an impressive view of Aberdeen on the approach from the A90, providing a distinct sense of place. Its development would therefore have a significant impact on the green belt and landscape setting of Aberdeen.
Relationship to existing settlement	1	Site lies on south side of the River Dee; Kincorth is a large settlement area of the city, located across the A90 Stonehaven Rd. Deeside Brae located close by.
Land Use Mix / Balance / Service Thresholds	1	Land use limited; only residential north of site.
Accessibility	1	Footpath connection from Deeside Brae. Road access by unnamed road off S Deeside Rd on west side of site (Aberdeenshire administrative area). No pavement or cycle space.

Proximity to facilities - shopping / health / recreation.	1	Kincorth is closest settlement area (1.2 mile). Garthdee Retail Park is located over Bridge of Dee crossing (1 mile).
Direct footpath / cycle connection to community and recreation facilities and resources.	1	Footpath connection only from north (Deeside Brae). Closest recreation space is Garthdee and Bridge of Dee (1 mile), community facilities include Kincorth Sports Centre (1.3 miles) and Inchgarth Communtiy Centre (1.6 miles)
Proximity of employment opportunities.	1	Some employment opportunity at Garthdee Retail Park. Site is within commuting distance of City Centre (2.5 miles), or Balmoral Business Park/ Altens Industrial Estate (2.2 miles)
Contamination	3	None shown
Land Use Conflict	2	Site currently zoned as Green Belt/ GSN, LNCS and Ancient Woodland located within site.
Physical Infrastructural Capacity	2	Waste water and water capacity according to Bid form.
Physical Infrastructure Future	2	Waste water and water capacity according to Bid form.
Service Infrastructure Capacity	2	Abbotswell PS: 2019 85%; 2020 90%; 2021 91%; 2022 91% Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%
Other Constraints	3	None known.

B1309 – Rigifa Farm Area 1

SITE NUMBER: B13-09		NAME of SITE: Rigifa Farm Area 1, Cove
Nature of the proposal:	Housing (100 units)	
Checklist Score:	50	
Constraints:	Greenbelt, quarry blasting, lack of local facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is relatively well sheltered and is not at risk from flooding. The development of 100 houses is likely to fit relatively well into the surrounding landscape and will be well related to the existing residential development at Cove. However it will not be adding to the mix of land uses in the area. There are no local facilities within 800m of the site, but it is within 400m of a Bus Stop with various buses stopping at it. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Greenbelt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Existing tree belt to the south and east of the site providing some shelter.
Aspect	3	South facing.
Slope	2	Site has undulating slopes.

Flood risk	3	According to SEPA Indicative Flood Risk Map, the site is not at risk from flooding and there have been no flooding incidents recorded on the site. There are no watercourses present on site.
Drainage	3	Site appeared well drained on the site visit.
Built / Cultural Elements	3	There are no Listed Buildings or Scheduled Monuments on the site. There is one Site and Monument record just out with the southern boundary; Dyke Consumption - Rigifa Farm (off Cove Road).
Natural Conservation	2	The entirety of the site is within the Green Space Network (Site No. 76). The south and east of the site have been identified as an area of potential bat habitat (woodland); a bat survey may be needed. Skylark have been identified on this site. NESBReC records show Greylag Goose, Peregrine, Golden Plover and other bird species within 100m of site boundary. Protected species may be an issue.
Landscape Features	2	The site is largely open farmland. There is a tree belt along the south and some of the east of the site and a series of hedges run from the north western corner to the southern boundary of the site – development may affect these features.
Landscape Fit	2	The proposed development of 100no. houses would sit directly below an existing residential development to the south of Cove, therefore development is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land which acts as a buffer between Cove and the quarry .
Relationship to existing settlement	3	The site sits alongside the residential area of Cove and the development of housing will be well related to existing settlement.
Land Use Mix / Balance / Service Thresholds	1	Developing residential use in a primarily residential area is not contributing to a better mix of uses in the area.

Accessibility	3	Closest Bus Stop approximately 132m away from the site, at Cove Road (First Bus Services 3/3G and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove Neighborhood center is 1km from the site. Cove Bay health center is approximately 990m from the site. The site sits within the catchment areas of Charleston Primary School (290m away) and Lochside Academy (1.8km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 78 (Coastal Path South) runs along the southern and eastern edge of the site. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	There is employment opportunities 742m away at the Aberdeen Gateway Business Park.
Contamination	3	The site is not identified as being contaminated.
Land Use Conflict	2	The Blackhills Quarry sits near the site (approx. 370m). Blasting occurs at the quarry. There is a 250 meter exclusion zone in place, yet the quarry would feel more comfortable with a 400 meters exclusion zone as indicated by the HSE in 2003. Some of the site falls within 400m.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.
Physical Infrastructure Future	3	According to Think Broadband, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	1	The site is part of the Greenbelt and parts of it are used for walking and informal recreation.

B1310 – Rigifa Farm, Cove

SITE NUMBER: B13-10		NAME of SITE: Rigifa Farm, Cove
Nature of the proposal:	Housing (approx. 164no. units) and Commercial Use or Health Club. Area 1: 100no. housing units on northern third of site (5.2 ha) Area 2: Center portion of site (potential commercial use or health club use plus 24no. housing units) Area 3: 40no. housing units on southern third of site (Areas 2 & 3: 4.3 ha)	
Checklist Score:	48	
Constraints:	Greenbelt, quarry blasting, land use mix, lack of facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is relatively well sheltered and has a very slight risk of flooding. The development of 164 houses across the three Areas of the site is likely to fit relatively well into the surrounding landscape and will be well related to the existing residential development at Cove. The development of housing will not be adding to the mix of land uses in the area, however the potential development of commercial or health club use will be contributing to more of a balance of uses. There are no local facilities within 800m of the site, however the site is within 400m of a Bus Stop with various buses stopping at it. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the proposal of residential development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Greenbelt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from surrounding houses to the north. At the very north of the site, there is a row of hedges running from north – south. At the center of the site (Area 2), there is a tree belt running from east to west and an existing tree belt in Area 3 along the eastern boundary.
Aspect	2	Generally, east facing
Slope	2	Generally flat site, the north of the site (Area 1) has gentle undulations.
Flood risk	2	According to SEPA’s Indicative Flood Risk Map, the south of the site (Area 3) is at a slight risk of surface flooding. There are no other areas of the site which are identified as at risk and have been no flooding incidents recorded anywhere on the site, however Blackhill Burn (culvert) runs along the southern corner of the Area 3.
Drainage	3	The site appeared well drained on the site visit.
Built / Cultural Elements	3	There is a Consumption Dyke (Rigifa Farm) that separates Area 1 and Area 2, however it does not sit within the site boundary. There are no Listed Buildings or Scheduled Monuments on this site.
Natural Conservation	2	There is a Priority Habitat in the wooded area to the east of Area 1. The entirety of the site is within the Green Space Network (Site No. 74 & 76). Much of the site is identified as an area of potential bat habitat (woodlands); a bat survey may be needed in all three areas. There have been a variety of bird species identified on this site; specifically, Peregrine, Ruff, Wood Sandpiper and Golden Plover. Protected species may be an issue.
Landscape Features	3	The site is categorized as open farmland. There are some stone dykes present at field boundaries.

Landscape Fit	2	The site is located just to the south and east of the existing Cove residential settlement, therefore is not likely to be obtrusive into the surrounding landscape. However, the land to the south and the east of the site is open farm land, which acts as a buffer between Cove and the quarry.
Relationship to existing settlement	3	The development will be relatively well related to the surrounding land uses, specifically to the north and the west of the site as there is existing residential development. Additionally, Aberdeen Gateway Business Park is just 380m south of Area 2 where the proposed commercial/health club development will be located.
Land Use Mix / Balance / Service Thresholds	2	Developing residential use in a primarily residential area is not likely to contribute towards the land use mix. However, the proposal of commercial use will add slightly to the balance of land uses in the area, although the Aberdeen Gateway Business Park is located just to the south of the development. The development of a health club is likely to contribute to the land use mix in this area.
Accessibility	3	The closest Bus Stop is located 217m from the center of the site at Cove Road (First Bus Services 3/3G and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove neighborhood center is located 1.2km from the center of the site. Cove Bay Health Center is located 1.2km from the center of the site. The site sits within the catchment areas of Charleston Primary School (360m away) and Lochside Academy (1.9km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	3	Core Path 78 (Coastal Path South) runs along the east and south of Area 1. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	Aberdeen Gateway Business Park is located 633m away from the center of the site.

Contamination	3	None of the site is identified as being contaminated. The area of land that sits in between Area 2 and Area 3 is classed a potentially contaminated site (Leith's Quarry 'Blackhills Quarry').
Land Use Conflict	1	The Blackhills Quarry is near to the site. Blasting occurs at the quarry. There is a 250m exclusion zone in place, yet the quarry would feel more comfortable with a 400m exclusion zone as indicated by the HSE in 2003. Some of the site is within 400m, specifically Area 2 and Area 3.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.
Physical Infrastructure Future	2	According to Think Broadband, there is Fiber internet availability in the vicinity of the site.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	1	The site is part of the Greenbelt and parts of it are used for walking and informal recreation.

B1311 – Rigifa Farm Area 3

SITE NUMBER: B13-11		NAME of SITE: Rigifa Farm Area 3, Cove
Nature of the proposal:	Residential (approx. 40no. units)	
Checklist Score:	50	
Constraints:	Greenbelt, quarry blasting, landscape fit, lack of facilities, primary school capacity	
Recommendation:	Undesirable	
<p>Justification: The site is relatively well sheltered and has been identified as having a slight risk of flooding. The development of 40 houses is likely to fit and be well related to the established residential settlement of Cove to the North of the site. However, this is not necessarily the case with the quarry that sits to the east and the Gateway Business Park to the south. There are no local facilities within 800m of the site, however the site is within 400m of a Bus Stop with various bus services. Charleston Primary School is forecast to go over capacity in 2021, and will be over capacity at 159% in 2025, which is a constraint to the proposal of residential development.</p> <p>The Blackhills Quarry sits within 400m of the site and this may have land use conflict issues (quarry blasting), especially as the development proposed is residential. The site also sits within an area of land designated as Greenbelt which acts as a buffer between Cove and the quarry.</p>		

Criteria	Score	Justification
Exposure	2	Some shelter from surrounding houses to the north. There is a belt of trees on site along the eastern boundary.
Aspect	3	South west facing.

Slope	3	Relatively flat site.
Flood risk	2	According to the SEPA Indicative Flood Risk Map, there is a slight risk of surface flooding in the north of the site. There have been no flooding incidents on the site, however Blackhill Burn (culvert) runs along the southern corner of the site.
Drainage	3	The site appeared well drained on the site visit.
Built / Cultural Elements	3	There are no listed buildings or scheduled monuments recorded on site. There is one Standing Structure (documentary record) just outwith the southern boundary (Rigifa Farm) and one farmstead just to the east of the site (North Blackhill Farm).
Natural Conservation	2	The entirety of the site is within the Green Space Network (Site No. 74). The north and the east of the site have been identified as an area of potential bat habitat (woodland); a bat survey may be required. Garganey, Yellow Wagtail and Ruff have been identified on site.
Landscape Features	2	The site is classed as open farmland. There is a tree belt that runs along the eastern boundary of the site – development may affect this feature.
Landscape Fit	1	The proposed development of 40no. houses would sit across the road from an already existing residential development to the south of Cove. However, to the east of the site is Leith's Scotland Blackhills Quarry, and to the south of the site across the road is the Gateway Business Park, acting as a buffer between all these areas. Therefore, the site would intrude slightly into the surrounding landscape. Cove road provides a robust green belt boundary in this area.
Relationship to existing settlement	2	The site will be well related to the existing residential development to the north of the site, although Cove Road does dissect the two areas.

Land Use Mix / Balance / Service Thresholds	2	To the south of the site is the Gateway Business Park and to the east is the Blackhills Quarry, so residential development would be contributing a little towards a better balance of land uses. However just to the north of the site is the residential development of Cove so more residential development is unlikely to create a significantly better balance of land uses in the wider area.
Accessibility	3	Closest Bus Stop is approximately 225m from the site, at Cove Road (First Bus Services 3/3G and N21 and Stagecoach Bus Service 7S).
Proximity to facilities - shopping / health / recreation.	1	Cove Neighborhood Center is 1.4km from the site. Cove Bay Health Center is 1.6km from the site. The site sits within the catchment area of Charleston Primary School (527m away) and Lochside Academy (2km away).
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Core Path 78 (Coastal Path South) is located 321m to the north of the site. There are cycle facilities provided on Cove Road to the west of the site.
Proximity of employment opportunities.	3	There is employment opportunities 223m from the site at the Aberdeen Gateway Business Park.
Contamination	3	The site is not identified as being contaminated. However, the land adjacent outwith the site to the east is identified as a potentially contaminated site (Leith's Quarry 'Blackhills Quarry').
Land Use Conflict	2	The Blackhills Quarry sits near the site (approx. 370m). Blasting occurs at the quarry. There is a 250-meter exclusion zone in place, yet the quarry would feel more comfortable with a 400 meters exclusion zone as indicated by the HSE in 2003. Some of the site falls within 400m.
Physical Infrastructural Capacity	3	The proposer has indicated that connections to utilities can be provided.

Physical Infrastructure Future	3	According to Think Broadband, the site has Superfast Broadband and Fiber availability.
Service Infrastructure Capacity	2	Site lies within Charleston Primary and Lochside Academy catchment areas. Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at 159% capacity in 2025. Lochside Academy is forecast to be just under capacity at 96% in 2025.
Other Constraints	3	None known

B1312 – Wellington Road East

SITE NUMBER: 13/12		NAME of SITE: Wellington Road East
Nature of the proposal:	Retail; 2.47ha	
Checklist Score:	50	
Constraints:	Biodiversity, Green Space Network, Nature conservation, Public Open Space, Urban Green Space	
Recommendation:	Undesirable	
Justification:		
<p>Development of this site would represent the loss of a high quality and well-used area of designated open space, in an area that currently lacks quality public open space. The site is also home to dense varied woodland cover that is likely to provide valuable habitats and biodiversity, which would be lost if development were to take place.</p> <p>The 2017 Local Development plan identifies OP59 Loirston as the most suitable location of retail uses serving the south of the city. This is still considered to be the case.</p>		

Criteria	Score	Justification
Exposure	2	Site is a mature wooded area adjacent to Wellington Rd. It offers screening of the Industrial Estate from the main road. Some shelter from northerly winds.

Aspect	3	Flat site; contour lines suggest south-east facing.
Slope	3	Flat site; negligible level change.
Flood risk	2	Limited areas of surface water flood risk.
Drainage	2	Area potentially vulnerable to flooding.
Built / Cultural Elements	3	Site lies between Altens Industrial Estate and the A956 Wellington Rd.
Natural Conservation	1	Site is zoned as GSN/ Urban Greenspace. Likely significant loss or disturbance of wildlife habitat and species.
Landscape Features	1	Predominantly Industrial area with employment uses; Wellington Business Park to the west, Altens Industrial Estate to the east. Significant loss or disturbance to woods and tree belts.
Landscape Fit	2	The site acts as a greenspace to screen the Estate from the road. Thus, development would cause intrusion into surrounding landscape.
Relationship to existing settlement	3	Site is located in the Nigg/Altens area; some residential areas but predominantly employment uses. Proposed use is in line with commercial nature of the area. Well related to existing settlement.
Land Use Mix / Balance / Service Thresholds	3	Proposed use adds to overall mix of uses in the Industrial Estate area.
Accessibility	3	Road frontage at A956 Wellington Rd, with access from Souter Head Rd to the south and Crawpeel Rd to the east. High frequency bus services accessible from nearby stops. Footpath and cycle space on dual use path parallel to main road.
Proximity to facilities - shopping / health / recreation.	2	Altens is a predominantly industrial destination. It is located close to Cove Bay, Nigg, and Kincorth suburbs. Employment uses proposed; site is located within the East Tullos and Altens Industrial Estate

		<p>Closest shopping facilities found at retail park, 640 meters south.</p> <p>Cove Bay settlement located 1.6 kilometers south of the site, and Torry is 4 kilometers north with Kincorth is 2.4 kilometers west.</p>
Direct footpath / cycle connection to community and recreation facilities and resources.	2	Good road links via A956. Pavement space on both sides of road. Some footpath links within industrial estate. Cycle space on A956. Bus routes are 3, 7A & 18.
Proximity of employment opportunities.	3	Site neighbours an existing Industrial Estate. City Centre is within commuting distance.
Contamination	3	None shown.
Land Use Conflict	1	Site is mature woodland/ GSN, upon which it will have a negative impact.
Physical Infrastructural Capacity	3	Site has connections to electricity and gas utilities as well as high speed broadband, already provided to adjoining development.
Physical Infrastructure Future	3	<p>Site proposes retail use.</p> <p>Loirston PS: 2019 73%; 2020 74%; 2021 79%; 2022 80%</p> <p>Kirkhill PS: 2019 86%; 2020 84%; 2021 85%; 2022 85%</p> <p>Lochside Academy: 2019 79%; 2020 83%; 2021 84%; 2022 88%</p>
Service Infrastructure Capacity	3	Waste water and water capacity according to Bid form; Scottish Water search facility unable to find
Other Constraints	2	The woodland is used for recreational purposes.

B1313 – Heathvale, Cove

SITE NUMBER: 13/13		NAME of SITE: Heathvale, Cove
Nature of the proposal:	Residential (120 units)	
Checklist Score:	43	
Constraints:	Green space network, urban green space, noise	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 120 residential units. The site is undesirable for development. The site is located in the green space network, is urban green space and to the east of the site, has tree cover as part of Charleston Wood. There are indications of priority species habitat on site. In the Reporters Report into the extant 2017 Aberdeen Local Development Plan the Reporter noted the site be removed from the green belt but still retain its green space network function as it plays a positive role in the green space network, 'improving the visual amenity of this important approach into Aberdeen, particularly due to its relationship with Loirston Loch to the west and links beyond into open countryside'. Residential development was not supported. The site is located immediate next to Wellington Road, A956, and there are potential land use conflict with noise. The site is remote from existing services and facilities.</p>		

Criteria	Score	Justification
Exposure	3	Open site from west at A956 Wellington Rd, some shrubs/ planting to the north (Charlestown Wood) offering some screening. There is some shelter provided by vegetation and topography.
Aspect	3	Relatively flat site; south facing.
Slope	2	Flat site; negligible level change but there are areas where land undulates.

Flood risk	2	There are areas of flood risk to the south, and patches of flooding to the north. Loirston Loch is located to the west of the site. A culvert runs across the site from west to south east.
Drainage	3	The site appears to be freely drained.
Built / Cultural Elements	2	The sites and monument record indicated documentary evidence of a gravel pit on site, and off site to the south there is documentary evidence of consumption dykes. There is one existing residential unit on site which may be lost through development.
Natural Conservation	1	The Loirston Loch nature conservation site sits to the west and north of the site. The site is zoned as Green space network and urban greenspace. Charleston Wood forms a large part of the site area. Development will result in the loss or disturbance of wildlife habitat. There are a number of animal and bird species recorded within the 100 meters of the site, including Snipe, European Otter, Daubebton's Bat, Soprano Pipistrelle and Common Pipistrelle.
Landscape Features	1	Development would result in the loss or disturbance of existing trees and stone dyke field boundaries.
Landscape Fit	2	The site contributes to the landscape setting of this approach to Aberdeen and plays a positive role by improving the visual amenity. Development will have a negative impact on this function.
Relationship to existing settlement	2	Cove is located to the east of the site beyond Charleston Woods. There is a small industrial areas off the south west boundary of the site, and further residential development. Development would only be partially related to the existing settlement.
Land Use Mix / Balance / Service Thresholds	1	The residential development will not contribute to a better mix of development.
Accessibility	3	There is a bus stop, with a regular and frequent service within 400m of the site to the south at Charleston Drive.
Proximity to facilities - shopping / health / recreation.	1	There is a limited range of facilities available within Cove, over 800m from the site.

Direct footpath / cycle connection to community and recreation facilities and resources.	1	There are no core path within the site. The closest is approx. 300m to the east. Wellington Road (A956) has pavement/cycle space at this point.
Proximity of employment opportunities.	3	There are significant employment opportunities within 1.6km of the site at Altens Industrial Estate and the Business Parks. (Gateway/ Balmoral).
Contamination	1	Part of site (Charleston Wood) is identified as potentially contaminated (Charleston landfill). The areas immediately to the south of the site is also identified as potentially contaminated.
Land Use Conflict	2	Due to the proximity of the site to Wellington Road there is a potential conflict in terms of noise. The tree cover at Charleston Wood may be providing noise attenuation to existing residential areas. If this were to be removed there could be conflict. A noise assessment submitted with the bid, 'concludes that although some of the buildings exceed noise limits for daytime and night time periods, this can be controlled to the required internal noise limits using a strategy of closed windows and alternative means of ventilation. As such, noise from the adjacent road is not an impediment to development.'
Physical Infrastructural Capacity	2	The proposer indicates there is waste water and water connections in the vicinity, the capacity of these is unknown.
Physical Infrastructure Future	2	The proposer indicates a fabric first approach will be taken, with appropriate technologies available at the time used.
Service Infrastructure Capacity	2	The site is allocated to Charleston Primary School which will be over capacity by 2021, and Lochside Academy which has capacity.
Other Constraints	3	There are no known other constraints.

The Sustainability Checklist Criteria

The following table provides information on how the Development Options were assessed against Sustainability Checklist

SITE NUMBER:		NAME of SITE:
Nature of the proposal:		
Checklist Score:		
Constraints:		
Recommendation:	Either – desirable/undesirable/possible	
Justification:		

Criteria	Source of Information	Score 1	Score 2	Score 3
<p>Exposure</p> <p>Does the site have little, some or good shelter from northerly winds through topography, vegetation - and/or presence of frost pockets likely to occur? Can exposure impacts be mitigated without other harmful effects?</p> <p>The higher parts or brows of hills, and flat sites with little vegetation are likely to be exposed to winds. The sides and bottoms of some valleys, gullies, and other depressions can be liable to colder air and frosts.</p>	<p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab)</p> <p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Little shelter from northerly winds through topography, vegetation and/or presence of frost pockets likely to occur.</p>	<p>Some shelter from northerly winds through topography, vegetation and/or possible frost pockets likely to occur.</p>	<p>Good shelter from northerly winds through topography, vegetation and frost pockets unlikely to occur.</p>
<p>Aspect</p> <p>Is the site north facing, east or west facing or south-west, south, south-east facing. Can aspect impacts be mitigated without other harmful effects?</p> <p>This should be a fairly simple exercise. In cases where there may be a range of undulations across an area it is probably the overall sloping trend which is the important criterion gained by comparing the differences between the highest and</p>	<p>GIS Contour Mapping</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>North facing</p>	<p>East or west facing</p>	<p>South-west, south, south-east facing or flat site</p>

<p>lowest points at the opposite edges of a site.</p>				
<p>Slope</p> <p>Do any parts of the site have steeper slopes or undulations and if so, can they be mitigated?</p> <p>Slopes are considered steep if the gradient is steeper than 1 in 12 (i.e a slope of 1:2 would be considered very steep). This is more of a 'rule of thumb' established through road engineering practice where mobility, or the presence of water, ice or snow, can become problematic.</p>	<p>GIS Contour Mapping</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Steeper Slopes or undulations over 50% or more of site</p>	<p>Sloping trend with less than 10% of site with undulations</p>	<p>Flat site</p>
<p>Flood risk</p> <p>Is there considerable, little or no risk of natural or man made flooding on the site? If there is, can flooding be mitigated without other harmful effects?</p> <p>SEPA points out that the types of potential flood risk can range from coastal, fluvial, pluvial, groundwater,</p>	<p>GIS SEPA Flood Map</p> <p>GIS Flood Extents</p> <p>GIS Flooding Incidents</p> <p>Historic evidence of flooding</p> <p>Site Visits</p>	<p>Considerable risk of natural or man made flooding.</p>	<p>Little risk of natural or man made flooding.</p>	<p>No known risk of natural or man made flooding.</p>

<p>drainage, and infrastructure failure flooding, or a combination of these. Attention should be given not just to existing flood risk, but to the potential for flooding arising from ground level changes caused by future development.</p>	<p>Assessment provided by landowner / developer to support a site.</p>			
<p>Drainage</p> <p>How much poorly drained or waterlogged land is there on the site? Can drainage impacts be mitigated without other harmful effects?</p>	<p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab) GIS Hydrogeology Maps</p> <p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Poorly drained / waterlogged</p>	<p>Some small pockets of poor drainage (less than 5% of land area)</p>	<p>Freely drained</p>
<p>Built / Cultural Elements</p> <p>Is there likely to be any significant or potential loss or disturbance of archaeological sites or listed and vernacular buildings. Can heritage</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Conservation Areas • Listed Buildings • Scheduled Monuments • Sites and Monuments Records <p>Past Map</p>	<p>Likely loss or disturbance of significant archaeological sites, vernacular buildings.</p>	<p>Some loss or disturbance of archaeological sites, vernacular buildings.</p>	<p>No loss or disturbance of archaeological sites, vernacular buildings.</p>

<p>impacts be mitigated without other harmful effects?</p> <p>Where there is any doubt about the range of impacts that development may cause then consultation with the nominated experts must be carried out.</p>	<p>Historic Land Use Map</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>			
<p>Natural Conservation</p> <p>Is there likely to be any significant or potential loss or disturbance of wildlife habitat or species. Can natural conservation impacts be mitigated without other harmful effects?</p> <p>This can be assessed at a simple level of assuming what the likely tangible effects on a designated site might be from GIS maps and site visits, or more reliably by consultation with experts as to the more intangible effects on habitat and species.</p>	<p>Nature Conservation Strategy</p> <p>GIS Mapping (Council GIS and Scotland's Environment)</p> <ul style="list-style-type: none"> • LNCS's and SSSI's • SAC • Woodlands (SNH) • Priority Habitats • TPO's • GSN <p>Site Visits</p> <p>Consultation with Nesbrec</p> <p>National Biodiversity Network Atlas</p>	<p>Likely loss or disturbance of significant wildlife habitat or species.</p>	<p>Some loss or disturbance of wildlife habitat or species.</p>	<p>No loss or disturbance of wildlife habitat or species.</p>

	<p>Assessment provided by landowner / developer to support a site.</p> <p>Peat and Carbon Rich soils Scotland's soils</p>			
<p>Landscape Features</p> <p>Will there be some loss or significant loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present. Can these landscape impacts be mitigated without other harmful effects</p> <p>The difference between 'Some Loss' and 'Significant Loss' will depend on individual cases. A significant loss would mean that the overall adverse and necessary effects on trees, walls, or vegetation would mean a loss of character. If only small elements would need to be removed and the presence of features would remain largely the same, then it would be regarded as having 'some potential loss'.</p>	<p>Scottish Natural Heritage Landscape Character Assessment</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>2017 GIS Raster Aerial Photos (Local View Fusion – planning tab)</p>	<p>Likely loss or disturbance of significant number if linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>Some potential loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>	<p>No loss or disturbance of linear and group features of woods, tree belts, hedges, and stone walls present.</p>

<p>Landscape Fit</p> <p>Will development intrude significantly or slightly into surrounding landscape or will it be unobtrusive. Can landscape fit impacts be mitigated without other harmful effects?</p> <p>Although this may appear to be a relatively subjective matter, it should be possible to use objective assessment based on experience and knowledge. Consultation with Scottish Natural Heritage is advisable. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>	<p>Landscape Character Assessment</p> <p>Landscape Strategy</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development will intrude significantly into surrounding landscape.</p>	<p>Development will intrude slightly into surrounding landscape.</p>	<p>Development will be unobtrusive in the surrounding landscape.</p>
<p>Relationship to existing settlement</p> <p>Will development be well related or partially related to existing or allocated settlement? Or will it be unrelated (for instance a new settlement). Can settlement impacts be mitigated without other harmful effects?</p>	<p>Visual Assessment</p> <p>GIS Raster Aerial Photos</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development will be unrelated to existing/allocated settlement</p>	<p>Development will only be partially related to existing/allocated settlement</p>	<p>Development will be well related to existing/allocated settlement</p>

<p>Developers should use objective professional assessment based on experience and knowledge. Assessment may be aided through other professional assessment prepared by a landowner / developer to support a proposal.</p>				
<p>Land Use Mix / Balance / Service Thresholds</p> <p>Will development of either housing or employment land contribute to a better mix or balance of land-uses, or provide the impetus for attracting facilities? Can land use impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal. Examples include providing housing in a predominantly employment area or vice versa. Could additional development attract new facilities into an area where few currently exist?</p>	<p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Development of either housing or employment land would be unlikely to contribute to a better mix or balance of landuses, or provide the impetus for attracting facilities.</p>	<p>Development of housing or employment land would contribute a little towards a better mix or balance of landuses, and/or provide some basis for attracting new services and facilities.</p>	<p>Development of housing or employment land would contribute significantly towards a better mix or balance of landuses, and/or provide the impetus for attracting new services and facilities.</p>
<p>Contamination</p> <p>Is there any significant or potential contamination or waste tipping present? Can contamination impacts be mitigated without other harmful effects?</p>	<p>GIS Mapping (Council GIS, Historic Land Use Map)</p> <ul style="list-style-type: none"> Contaminated Land 	<p>Significant contamination or waste tipping present.</p>	<p>Some contamination or waste tipping present</p>	<p>No contamination, or waste tipping present.</p>

<p>This is a matter of fact and degree. Some contamination may be capable of remediation through development activity.</p>	<p>Assessment provided by landowner / developer to support a site.</p>			
<p>Land Use Conflict</p> <p>Is development within the 57dB LA_{wq} noise contours? Is there any significant or potential conflict with adjoining land uses, air quality, or noise expected? Can land use conflict impacts be mitigated without other harmful effects?</p> <p>The juxtaposition of some uses – particularly in the case of housing e.g. where close to industry, or next to some high traffic or noise generating uses, including sports arenas, airport, etc can cause problems. This is only likely to be an issue with some sites and may be capable of remediation.</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Airport Contours • Airport Public Safety Zone • WPR - Route <p>Local Development Plan 2017 Proposals Map</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>Significant conflict with adjoining land uses expected.</p>	<p>Some conflict with adjoining land uses expected.</p>	<p>No expected conflict with adjoining land uses.</p>
<p>Accessibility</p> <p>How close is the site to the rail or bus network? Ideally, the closer the better</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Bus Facilities • Bus Stops 	<p>Direct access to rail or bus network significantly over 800 metres away.</p>	<p>Direct access to rail or bus network between 400-800 metres away.</p>	<p>Direct access to rail or bus network within 400 metres.</p>

<p>with sites within 400m being the most favourable. Can accessibility impacts be mitigated without other harmful effects?</p> <p>Where sites are sufficiently large that only a small proportion of it would be within the recognised accessibility standard and the rest increasingly remote, then it might be reasonable to sub-divide the site in order to assess its accessibility.</p>	<ul style="list-style-type: none"> • Bus Services • Bust – City no.'s & others • Car club & charge points <p>TRACC Model</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p>			
<p>Proximity to facilities - shopping / health / recreation</p> <p>How many existing community facilities are available within 800 metres of the site – a good range, limited range or none? Can accessibility impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<p>TRACC Model</p> <p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site</p>	<p>There are no available facilities within 800 metres of the site.</p>	<p>This is a limited range of available facilities within 800metres of the site.</p>	<p>There is a significant range of available facilities within 800 metres of the site.</p>
<p>Direct footpath / cycle connection to community and recreation facilities and resources.</p> <p>Is there is a significant or limited range of available footpath / cycle path connections to community, recreation and employment facilities? Or are there</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Core Paths • Cycle Infrastructure • Cycle Facilities • Paths Record <p>Core Path Plan</p>	<p>There are no available footpath / cycle path connections to community, recreation and employment facilities.</p>	<p>There is a limited range of available footpath / cycle path connections to community, recreation and employment facilities.</p>	<p>There is a significant range of available footpath / cycle path connections to community, recreation and employment facilities.</p>

<p>no such links existing? Can connection impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal.</p>	<p>Assessment provided by landowner / developer to support a site.</p>			
<p>Proximity of employment opportunities</p> <p>Are there significant, limited or no employment opportunities within 1.6 kilometres of the site? Can employment impacts be mitigated without other harmful effects?</p> <p>Responses to this topic will depend on site location and the type of proposal. Significant employment areas include the main business and industrial estates at Dyce, Bridge of Don and Altens and the City Centre and Foresterhill. Examples of more limited employment opportunities include James Hutton Institute and smaller employment areas such as Northfield and St Machar.</p>	<p>TRACC Model</p> <p>Local Development Plan 2017</p> <p>Assessment provided by landowner / developer to support a site.</p>	<p>There are no significant employment opportunities within 1.6 kilometres of the site.</p>	<p>There are limited employment opportunities within 1.6 kilometres of the site.</p>	<p>There are significant employment opportunities within 1.6 kilometres of the site.</p>
<p>Physical Infrastructural Capacity</p> <p>Are there any significant constraints to physical infrastructural capacity? Can</p>	<p>Assessment provided by landowner / developer to support a development option</p>	<p>Significant constraint to infrastructural capacity</p>	<p>Some constraint to infrastructural capacity</p>	<p>No constraint to infrastructural capacity</p>

<p>infrastructural impacts be mitigated without other harmful effects?</p> <p>This will depend on the site location and type of development proposed. Infrastructural capacity is a general term for public and quasi-public utilities and facilities such as electricity, gas and water and sewage which are necessary for the proper functioning of an urban area.</p>	<p>GIS Scotia Gas GIS Scottish Water (Sewers)</p>	<p>(i.e. no services are available)</p>	<p>(i.e. some services are available or not known).</p>	<p>(i.e. all services are available)</p>
<p>Physical Infrastructure Future</p> <p>Are there any significant constraints to future physical infrastructural capacity?</p> <p>This will depend on the site location and type of development proposed. Future Infrastructural capacity comprises access to high speed broadband, access to heat network/district heating scheme, low and zero carbon elements proposed.</p>	<p>Assessment provided by landowner / developer to support a development option</p>	<p>Significant constraint to infrastructural capacity (i.e. no services are available)</p>	<p>Some constraint to infrastructural capacity (i.e. some services are available or not known).</p>	<p>No constraint to infrastructural capacity (i.e. all services are available)</p>
<p>Service Infrastructure Capacity</p> <p>Are there any significant constraints to service infrastructural capacity? Can infrastructural impacts be mitigated without other harmful effects?</p>	<p>GIS Mapping</p> <ul style="list-style-type: none"> • Primary and Secondary School Catchments <p>School Roll Forecasts</p> <p>Assessment provided by landowner / developer to support a development option.</p>	<p>Significant constraint to service infrastructural capacity (e.g. no school capacity available)</p>	<p>Some constraint to service infrastructural capacity (e.g. limited school capacity available that may require delays or phasing of development).</p>	<p>No constraint to service infrastructural capacity (i.e. both primary and secondary school capacity available)</p>

<p>Service infrastructure includes emergency services, health, education (such as school capacity), and other facilities</p>				
<p>Other Constraints</p> <p>This is a cover-all topic for elements that may be completely unknown at present but might arise as and when individual sites come forward.</p> <p>Issues that may arise include some of those highlighted in the Constraints sheet such as pipelines. Development affecting prime agriculture land, recreation areas, parks and open space could also be scored.</p>	<p>Consultation</p> <p>Site Visits</p> <p>Assessment provided by landowner / developer to support a site.</p> <p>Land Capability for Agriculture (Scotland) (1984) (UK soil observatory Soil type data 1:250,000)</p> <p>Marine Scotland Map</p> <p>GIS Radon Potential</p> <p>GIS Pipeline</p> <p>GIS Open Space</p>	<p>Significant factors.</p>	<p>Some factors.</p>	<p>No factors.</p>

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