

SITE NUMBER: K85

NAME: Banchory Devenick

Assessment undertaken by: Sarah MacRitchie

Proposer: Churchill Homes

Nature of the proposal: Residential: 20 units

Recommendation: Part Possible, Part undesirable

Reasoned justification:¹ The site is subject to a relative constraint of a pipeline covering half the site. The site scores 1 on the GAM. The site scores 0 in the SEA.

Banchory Devenick has not been identified as a location requiring an allocation. A development of 20 houses would just about double the size of the existing cluster.

The site is adjacent to a proposed new settlement, in which case there could be greater scope for new housing in this location as an extension to a settlement.

Half the site is constrained by a pipeline, but the site is possible for a reduced number of houses.

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Constraints mapping

	Criteria	Score	Justification
Capacity study site?			Which study:
Sustainable Economic Development	Accessibility of Existing centres of Employment	-1	Almost 3km to Portlethen Industrial Park, over 3km to Aberdeen city
	Provision of Business Land	-1	Housing only
	Distance to Key Service Centres	-1	Primary school is about 1.2 km away, in a cluster of houses
	pedestrian/cycle links to key services, employment land and surrounding developments	-1	Difficult to provide
Encourage and Support Regeneration	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	1	Support Banchory Devenick School
	Resolves Issues of Contamination on Site	0	
Maintain and Enhance the Quality of the Natural Heritage and Built Environment	Quality of Agricultural Land Lost	0	Classified between 3.2 and 4.1
	Degree of loss of Biodiversity	0	
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
Landscape	Shelter from cold winds	0	Plantation to N and E
	Potential for Passive Solar Gain	0	Relatively flat site
	Visual Considerations	0	Extension of group of existing houses
	Designed Landscapes Affected	1	
Technical Issues	Availability of Water Supply	1	Invercannie WTW capacity for 892
	Ease of Providing Drainage	0	No data
	Costs of Providing Access	1	From local Road
	Provision of New Community Services Required	1	

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Constraint	Ok	Relative Constraint	Not Ok	Notes
Hazardous site	x			
Transport safeguarded site	x			
Pipeline constraint		x		The southern half of the site is within a pipeline consultation zone.
SEPA Fluvial Flood risk (0.5%)	x			
SEPA coastal Flooding (0.5%)	x			
SAC	x			
SPA	x			
Ramsar site	x			
SSSI	x			
Local Nature Reserve	x			
SESA SINS	x			
Woods for people	x			
Ancient Woodland	x			
“Protected” open space	x			
Other Constraints				

Other constraints include potential impact on critical environmental or social capital of the settlement identified through the characterisation process

SEA Objectives	Effect	Comments
SEA Topic: Air		
1 Protect and improve local air quality.	?	About 2km from A90 corridor?
SEA Topic: Water		
2 Sustain and enhance water quality to good ecological status.	0	
SEA Topic: Soil		
3 Improve and safeguard soil quality.	0	
4 Reduction in the amount of waste going to landfill	0	
<i>Summary of effect:</i>	0	
SEA Topic: Biodiversity		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	0	
SEA Topic: Climatic factors		
6 Reduce the causes of adverse climate change (e.g. reduction in CO ₂ levels and NE global footprint).	0	
7 Reduce vulnerability to the effects of climate change (e.g. flooding, public service provision, and habitats).	0	
<i>Summary of effect:</i>	0	
SEA Topic: Human health		
8 Safeguard and improve accessibility to open spaces.	0	
9 Decrease deprivation/social exclusion.	0	
<i>Summary of effect:</i>	0	
SEA Topic: Population		

SEA Objectives	Effect	Comments
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	0	
SEA Topic: Cultural heritage		
11 Protect, and where appropriate enhance the historic environment.	0	
SEA Topic: Landscape		
12 Protect, enhance and where appropriate restore the quality & distinctiveness of the area's landscape and townscapes.	0	
SEA Topic: Material assets		
13 Promote the creation of fixed, commercial and industrial assets.	0	
14 Regenerate derelict, vacant or contaminated land.	0	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	
<i>Summary of effect:</i>	0	
<i>Overall effect:</i>	0	<ul style="list-style-type: none"> • Neutral impact

¹ Reasoned Justification

Why should this site be considered or dismissed in the Local Development Plan? Please ensure you cover issues relating to the preferred settlement strategy as part of this justification, particularly where you are making a “Preferred” recommendation. Please also embed (copy and paste from GGP) any suggestion you might wish to make regarding allocating only part of the site, or on phasing.

Please see the spreadsheet “Target housing and employment allocations.xls” for guidance on the indicative scale of allocations to be sought in each area (Use the TRIM search facility to find this). For each of the 8 areas a report on settlement strategy options will have to be prepared that outlines the principles and options that have been considered. I believe that this is an iterative process which starts with the “targets” as modified first by availability of sites and our technical evaluation, and thereafter by the views of members as to what they wish to achieve. I have started that report.

Please maintain a record of your progress in “Spreadsheet to record progress on completing bid assessments Jan 2009.xls”.

Modification of the reasoned justification will be undertaken to reflect the desired settlement strategy following the Member seminars in March 2009 and for the final draft of the main issues report in May, when the sheets will form part of the evidence base for the main issues “proposals” maps (published separately as a technical appendix.