

SITE NUMBER: K121

NAME: Banchory Leggart

**Assessment undertaken by:** Sarah MacRitchie

**Proposer:** Banchory Leggart Estates and Edinmore

**Nature of the proposal:** New Settlement: 3000 Houses, Country Park, Business Park and Community Facilities

**Recommendation:** Preferred

**Reasoned justification:<sup>1</sup> The site has some relative constraints in flood risk, woods for people, ancient woodland, and green belt. The site scores 1 on the GAM. The site scores + in the SEA.**

The proposal for a new settlement at Charleston, to the South of Aberdeen City has emerged as the favoured settlement strategy. This is due to its location in terms of the site offering good connections and access into Aberdeen City, via pedestrian or bicycle, and also a park and ride scheme. The settlement is close enough to the city to be part of First Bus over-ground network providing regular services. There would be less impact on trunk roads.

The proposal retains mature woodland to screen development, and also a country park to the North, this provides a large area of open space for the settlement and the city. The proposer will provide infrastructure in the form of a primary and secondary school, meaning there will be little impact on existing. The proposal includes employment land and plentiful open space.

In terms of constraints, there are some areas of ancient woodland which will be retained according to the proposal. There are some archaeology sites, of both local and national importance, but these are contained within the woodland which according to the proposal will remain.

The site is North facing which is not preferable in terms of solar gain and shelter from winds. However retention of mature woodland would offer some protection. The settlement is on green belt land, however the proposer is creating a large area of country park which will be of greater benefit to the community with better access.

Part of the Eastern side is within the Aberdeen City boundary.

In the GAM: distances to existing services are treated as though they are provided in the settlement as it is a proposal for a new settlement. It is to be noted that the GAM was constructed with small sites outwith settlements in mind (as others should be covered by capacity studies).

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**Constraints mapping**

	Criteria	Score	Justification
<b>Capacity study site? No</b>			<b>Which study:</b>
<b>Sustainable Economic Development</b>	Accessibility of Existing centres of Employment	1	<b>The existing settlement could be Aberdeen City or Portlethen which are both nearby. However the proposal will create a new centre of employment</b>
	Provision of Business Land	1	<b>Business Park proposed</b>
	Distance to Key Service Centres	1	
	pedestrian/cycle links to key services, employment land and surrounding developments	1	<b>Pedestrian and cycle routes proposed, pedestrian access over Dee</b>
<b>Encourage and Support Regeneration</b>	Brownfield Development	-1	<b>Greenfield land</b>
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	1	<b>Provision of primary and secondary school</b>
	Resolves Issues of Contamination on Site	0	
<b>Maintain and Enhance the Quality of the Natural Heritage and Built Environment</b>	Quality of Agricultural Land Lost	1	<b>Varies between 3<sub>2</sub> and 4<sub>1</sub> and 4<sub>2</sub></b>
	Degree of loss of Biodiversity	1	<b>No results from Open Space Audit. Proposers ecological survey recognises some issues, but these could be mitigated. Large area of country park</b>
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	0	<b>Cairn remains on Blue hill of National and regional status Cairns in Brodie Wood of National Importance Church of St Devenicks – National Status The two sites are in woodland or the country park so the proposal states these will be retained</b>
<b>Landscape</b>	Shelter from cold winds	0	<b>The site uses existing plantations, however it is North / North East facing slope</b>
	Potential for Passive Solar Gain	-1	<b>North / North East facing slope</b>
	Visual Considerations	0	<b>On a slope – visible from the North: Cults, Garthdee, Braseside, Kincorth. Mature trees may screen much of the development. Screened to the South</b>

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			<b>by the topography</b>
	Designed Landscapes Affected	0	<b>Drumduan House – remains of 17-19C designed landscape – to the North of the site. Within Country Park area.</b>
<b>Technical Issues</b>	Availability of Water Supply	-1	<b>Strategic level – sufficient capacity, but with proposed development there may not be capacity. A pumping station upgrade required</b>
	Ease of Providing Drainage	-1	<b>Dee SAC to overcome. SUDS will be implemented.</b>
	Costs of Providing Access	-1	<b>New vehicular access. Connection to the A90, post AWPR, adjacent to AWPR junction with A90. Leggart Terrace (South Deeside Road) Pedestrian access encouraged.</b>
	Provision of New Community Services Required	-1	<b>New primary school, secondary school, gp, shop</b>

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

Constraint	Ok	Relative Constraint	Not Ok	Notes
Hazardous site	x			
Transport safeguarded site	x			
Pipeline constraint	x			
SEPA Fluvial Flood risk (0.5%)		x		To North and NW of site – within country park.
SEPA coastal Flooding (0.5%)	x			
SAC	x			River Dee SAC adjacent
SPA	x			
Ramsar site	x			
SSSI	x			
Local Nature Reserve	x			
SESA SINS	x			
Woods for people		x		Tolhill Wood to North
Ancient Woodland		x		Areas of ancient woodland in area outlined for country park, this site would be permitted for this use only. Area of ancient woodland in area outlined as village – proposal indicates this would remain. Indication in proposal that all ancient woodland would be retained
“Protected” open space			x	Green Belt
Other Constraints				

<b>SEA Objectives</b>	<b>Effect</b>	<b>Comments</b>
<b>SEA Topic: Air</b>		
1 Protect and improve local air quality.	++	Pedestrian links, close to service centre, within transport corridor
<b>SEA Topic: Water</b>		
2 Sustain and enhance water quality to good ecological status.	–	SAC Dee catchment, SUDS proposed
<b>SEA Topic: Soil</b>		
3 Improve and safeguard soil quality.	0	
4 Reduction in the amount of waste going to landfill	0	
<i>Summary of effect:</i>	+	
<b>SEA Topic: Biodiversity</b>		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	+	Large area of country park proposed (360ha)
<i>Summary of effect:</i>	+	
<b>SEA Topic: Climatic factors</b>		
6 Reduce the causes of adverse climate change (e.g. reduction in CO <sub>2</sub> levels and NE global footprint).	+	Transport corridor, new pedestrian links, Sustainable layouts and build
7 Reduce vulnerability to the effects of climate change (e.g. flooding, public service provision, and habitats).	0	Limited areas at flood risk – within the park
<i>Summary of effect:</i>	0/+	
<b>SEA Topic: Human health</b>		
8 Safeguard and improve accessibility to open spaces.	++	New open spaces proposed. New pathways and pedestrian links
9 Decrease deprivation/social exclusion.	0	
<i>Summary of effect:</i>	+	
<b>SEA Topic: Population</b>		

<b>SEA Objectives</b>	<b>Effect</b>	<b>Comments</b>
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	+	Mixed types, affordable housing
<b>SEA Topic: Cultural heritage</b>		
11 Protect, and where appropriate enhance the historic environment.	-	Parts of the site are of architectural importance
<b>SEA Topic: Landscape</b>		
12 Protect, enhance and where appropriate restore the quality & distinctiveness of the area's landscape and townscapes.	?	
<b>SEA Topic: Material assets</b>		
13 Promote the creation of fixed assets (e.g. affordable housing, water and waste management facilities, and commercial and industrial assets.	++	Affordable homes, employment land, mixed development, community facilities
14 Regenerate derelict, vacant or contaminated land.	0	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	
<b>Summary of effect:</b>	<b>+</b>	
Overall effect:	+	<ul style="list-style-type: none"> <li>• Largely positive impacts: air quality, biodiversity, climate change, open space, housing supply, fixed assets.</li> <li>• Some negative: water quality, historic environment</li> </ul>

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