

SITE NUMBER: K64

NAME: Land adjacent to Rothnick Croft Netherly

Assessment undertaken by: Sarah MacRitchie

Proposer: Ian Duncan Architects Ltd

Nature of the proposal: Housing to support Business - 12 houses

Recommendation: Possible

Reasoned justification:¹ The site has no constraints. The site scores 1 on the GAM. The site scores 0 in the SEA.

The site is not part of the settlement strategy of settlements requiring an allocation, the site is outwith a settlement. The site is about 1.5 km from the primary school at Lairhillock, but with no pedestrian access. The Primary School at Lairhillock is recently built and does not have enough children to warrant a full time nursery – the nursery would work in partnership with Aberdeenshire Council. The school has no development surrounding it in any case so all pupils travel to the school.

The proposal is for enabling development, which should be identified and allocated for in the plan. The distance from the Primary School is not ideal, this type of development would ideally be in very close proximity to the Primary School or a service centre.

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Constraints mapping

	Criteria	Score	Justification
Capacity study site?			Which study:
Sustainable Economic Development	Accessibility of Existing centres of Employment	-1	
	Provision of Business Land	1	Child Care Nursery
	Distance to Key Service Centres	-1	About 1.5km from Lairhillock Primary School – no service centre
	pedestrian/cycle links to key services, employment land and surrounding developments	-1	None, could be provided to school but expensive and not proposed by this development
Encourage and Support Regeneration	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	1	Supporting primary school with childcare & new housing
	Resolves Issues of Contamination on Site	0	
Maintain and Enhance the Quality of the Natural Heritage and Built Environment	Quality of Agricultural Land Lost	1	4.1
	Degree of loss of Biodiversity	0	Rough scrubland / gorse to housing and business
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
Landscape	Shelter from cold winds	-1	Shelter belt to West, planting proposed to North, otherwise an elevated exposed site
	Potential for Passive Solar Gain	-1	North facing
	Visual Considerations	0	
	Designed Landscapes Affected	1	
Technical Issues	Availability of Water Supply	1	Glendye WTW capacity for 172
	Ease of Providing Drainage	0	No data
	Costs of Providing Access	0	New access formed off local road
	Provision of New Community Services	1	

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		Required			
Constraint	Ok	Relative Constraint	Not Ok	Notes	
Hazardous site	x				
Transport safeguarded site	x				
Pipeline constraint	x				
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

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SEA Objectives	Effect	Comments
SEA Topic: Air		
1 Protect and improve local air quality.	0	
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>Overall effect:</i>		
SEA Topic: Biodiversity		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	0/+	Wet life habitat proposed
<i>Overall effect:</i>	0	
SEA Topic: Climatic factors		

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SEA Objectives	Effect	Comments
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>Overall effect:</i>	0	
SEA Topic: Human health		
8 Safeguard and improve accessibility to open spaces.	0	
9 Decrease deprivation/social exclusion.	0	
<i>Overall effect:</i>	0	
SEA Topic: Population		
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	0/+	Semi detached and detached
SEA Topic: Cultural heritage		
11 Protect, and where appropriate enhance the historic environment.	0	
SEA Topic: Landscape		

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SEA Objectives	Effect	Comments
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 assets (e.g. affordable housing, water and waste management facilities, and commercial and industrial assets.	+	Employment land / community facilities
14 Regenerate derelict, vacant or contaminated land.	0	
15 Promote the use of sustainable materials and the adoption of Lifetime standards.	0	
Overall effect:	0/+	
Overall effect:	0	<ul style="list-style-type: none"> • There is a neutral effect

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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.