

SITE NUMBER: K127

NAME: Netherley Wood

Assessment undertaken by: Sarah MacRitchie

Proposer: Churchill Homes

Nature of the proposal: Residential: 18 dwellings

Recommendation: Undesirable

Reasoned justification:¹ The site has an ancient woodland designation. The site scores -4 on the GAM. The site scores 0 in the SEA.

Netherley has been identified in the initial approach as a settlement proposed for a flexible provision of plots. 18 houses are proposed which would constitute over development of the area, but there may be scope for some housing.

The site is designated ancient woodland, although half the site has been clear-felled so it may require review.

Development in this location outwith an identified settlement is likely to be best applied under the revised rural housing policy.

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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	
	Distance to Key Service Centres	-1	
	pedestrian/cycle links to key services, employment land and surrounding developments	-1	
Encourage and Support Regeneration	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	0	Support 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	Majority classified 3.2
	Degree of loss of Biodiversity	0	Clear fell Woodland to housing
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
Landscape	Shelter from cold winds	0	Some woodland to North
	Potential for Passive Solar Gain	0	North East facing slope
	Visual Considerations	-1	Large area of expansion on a currently undeveloped site
	Designed Landscapes Affected	-1	Within remains of designed landscape – Netherley House 17-19C
Technical Issues	Availability of Water Supply	1	Glendye WTW capacity for 172
	Ease of Providing Drainage	0	No info
	Costs of Providing Access	0	
	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			
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		Site is designated ancient woodland, although part of the site is clear felled.
“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.	-	Potential increase in commuter traffic in Aberdeen / Stonehaven
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	
Summary of effect:	0	
Overall effect:	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.