

SITE NUMBER: K9

NAME: Westside Maryculter

**Assessment undertaken by: Sarah MacRitchie**

**Proposer: Leo Chong per William Lippe**

**Nature of the proposal: Residential: 15 dwellings**

**Recommendation:** Possible with boundary modification

**Reasoned justification:**<sup>1</sup> **The site has relative constraints of a pipeline and floor risk. The site scores -2 on the GAM. The site scores 0 in the SEA.**

The site is about 2km from the Primary School, within a group of about 6 houses not recognised as a service centre. Therefore no allocation is required.

The site has some constraints but outwith these, the site is possible.

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**Constraints mapping**

	Criteria	Score	Justification
<b>Capacity study site?</b>			<b>Which study:</b>
<b>Sustainable Economic Development</b>	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	
<b>Encourage and Support Regeneration</b>	Brownfield Development	-1	
	Enhancement of Heritage	0	
	Supporting quality of Services including primary schools	0	<b>No real impact, support primary 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	0	<b>Classification 3.2</b>
	Degree of loss of Biodiversity	0	
	Setting of Historic Buildings Affected (SAM's)	0	
	Archaeology Affected	1	
<b>Landscape</b>	Shelter from cold winds	-1	<b>Exposed site</b>
	Potential for Passive Solar Gain	0	<b>North East facing slope</b>
	Visual Considerations	0	
	Designed Landscapes Affected	1	
<b>Technical Issues</b>	Availability of Water Supply	1	<b>Glendye WTW capacity for 172 untis</b>
	Ease of Providing Drainage	0	<b>No info</b>
	Costs of Providing Access	0	
	Provision of New Community Services Required	1	

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<b>Constraint</b>	<b>Ok</b>	<b>Relative Constraint</b>	<b>Not Ok</b>	<b>Notes</b>
Hazardous site	x			
Transport safeguarded site	x			
Pipeline constraint		<b>x</b>		<b>North East of the site is within middle and outer consultation zones</b>
SEPA Fluvial Flood risk (0.5%)		<b>x</b>		<b>Small area at risk to the South East</b>
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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<b>SEA Objectives</b>	<b>Effect</b>	<b>Comments</b>
<b>SEA Topic: Air</b>		
1 Protect and improve local air quality.	-	Potential increase in commuter traffic into Aberdeen which has poor air quality
<b>SEA Topic: Water</b>		
2 Sustain and enhance water quality to good ecological status.	0	Small area at flood risk
<b>SEA Topic: Soil</b>		
3 Improve and safeguard soil quality.	0	
4 Reduction in the amount of waste going to landfill	0	
	0	
<b>SEA Topic: Biodiversity</b>		
5 Conserve, protect, maintain and enhance biodiversity (including ecosystems, habitats, species and genetic).	0	
<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).	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	
<b>SEA Topic: Human health</b>		

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SEA Objectives	Effect	Comments
8 Safeguard and improve accessibility to open spaces.	0	
9 Decrease deprivation/social exclusion.	0	
<i>Summary of effect:</i>		0
<b>SEA Topic: Population</b>		
10 Improve the supply of housing land to accommodate in-migration, an aging population, and the predicted increase in households.	0	
<b>SEA Topic: Cultural heritage</b>		
11 Protect, and where appropriate enhance the historic environment.	0	
<b>SEA Topic: Landscape</b>		
12 Protect, enhance and where appropriate restore the quality & distinctiveness of the area's landscape and townscapes.	0	
<b>SEA Topic: Material assets</b>		

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SEA Objectives	Effect	Comments
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"> <li>• Neutral impact</li> </ul>

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<sup>1</sup> 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.

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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).