

Environmental Assessment of New Allocated Sites and Alternative Bid Sites – Marr

Contents

ABOYNE	3
ALFORD	9
BANCHORY	16
CAIRNIE	41
CLATT	42
CRAIGWELL	43
CRATHES.....	45
DRUMBLADE	47
DRUMDELGIE	49
FINZEAN	51
FORGUE.....	54
GARTLY.....	54
GLASS	55
GLENKINDIE.....	56
HUNTLY	57
INCHMARLO	69
KEIG	74
KENNETHMONT	75
KINCARDINE O’NEIL	79
KIRKTON OF TOUGH.....	87
LOGIE COLDSTONE	89

LUMPHANAN 89

LUMSDEN 89

MONYMUSK 90

MUIR OF FOWLIS 92

RHYNIE 92

RUTHVEN 92

STRACHAN 93

TARLAND 94

TORPHINS 101

TOWIE 111

WHITEHOUSE 112

LANDWARD – BALLOGIE 113

LANDWARD – BRIDGE OF ALFORD 117

LANDWARD – HIRN 119

LANDWARD – LARGUE 121

LANDWARD – MONTGARRIE 123

ABOYNE

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: MR020 Land North of LDP site M1, Aboyne North West		Proposal: 200 houses	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects 	0
Water	-	<ul style="list-style-type: none"> ○ Aboyne Waste Water Treatment (WWTW) has limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Invercannie Water Treatment Works (WTW) has capacity and is being upgraded. There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as Aboyne is on a main country bus route. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	+/-	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. 	+

		<ul style="list-style-type: none"> o The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area. The landscape experience is unlikely to change significantly providing the site is screened along its western boundary. It is mostly enclosed by woodland and existing allocations. The street layout and design will ensure the site enhances the area (e.g. through woodland planting to break up the site, which would reflect the high tree cover in the area). 	0
Material Assets	--	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is of a scale likely to contribute to the upgrade of assets. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (e.g. only 25% of the site is given to 2-bedroom homes). However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	+	<ul style="list-style-type: none"> o According to the initial plans, there would be an increased area of open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR028 Birsemore, Aboyne		Proposal: 13 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Aboyne WWTW has limited capacity for further development. Development of 13 homes would exceed this capacity and an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Invercarnie Water Treatment Works (WTW) has capacity and is being upgraded. There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required. 	0

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. 	
Climatic Factors	0	<ul style="list-style-type: none"> o The site is not within a flood risk area. o The proposal is unlikely to have any effect on CO₂ emissions. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-	<ul style="list-style-type: none"> o River Dee SAC is set to the southeast. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is likely to have a long-term impact on notifiable European Protected Species in the area (Red Squirrels). o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o The development is likely to increase existing trees, woodland and hedges. o Mitigation in the form of design of development incorporating wildlife habitat features e.g. boxes. 	0
Landscape	0	<ul style="list-style-type: none"> o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. This is unlikely to have any effect. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0/?	<ul style="list-style-type: none"> o The proposal will have a short term but temporary negative effect on primary and secondary schools. o The proposal may put pressure on the local roads network, but effects are unknown. 	0/?
Population	-	<ul style="list-style-type: none"> o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> o The development would provide access to open space. 	+
Cultural Heritage	-	<ul style="list-style-type: none"> o The site is located adjacent to an archaeological site however the impact could be mitigated by excluding the archaeology site if allocated, which is unlikely to affect its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR054 Land South of Dykehead Farm, Aboyne		Proposal: 120 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> ○ Aboyne WWTW has limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Invercannie Water Treatment Works (WTW) has capacity and is being upgraded. There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as Aboyne is on a main country bus route. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. <p>There are no impacts on prime agricultural land or carbon rich soils.</p>	0
Biodiversity	+	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects. ○ The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area. The landscape experience is at risk of changing significantly unless the site is screened along its western and southern boundaries. It is a flat site, which is quite open to towards the A93. The development layout and design will ensure the site enhances the area, notably through sympathetic woodland planting, interspersed through the site for improving amenity value, providing aesthetic structure planting, as well as for screening the site. 	0

		<ul style="list-style-type: none"> o Aboyne is currently screened by trees, and this site, which is on open countryside, would be visually prominent if not screened, otherwise it would have significant visual and landscape impacts. o Nonetheless, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	
Material Assets	--	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is of a scale likely to contribute to the upgrade of assets. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed results in a housing choice for all groups of the population, including one, two and three bedroom. 	+
Human Health	+	<ul style="list-style-type: none"> o Immediate proximity to Deeside Way creates good walkability/access to Aboyne centre. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o The development is located adjacent to an archaeological site however it is not anticipated to impact its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR081 Site Adjacent to Cluny Cottage, Aboyne		Proposal: 1 home	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> o Aboyne WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. o Invercannie Water Treatment Works (WTW) has capacity and is being upgraded. There are water mains crossing site OP1 from north to south. Scottish Water should be contacted by the developer to ascertain whether mains diversions are required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o There would be minimal CO₂ emissions from general heating and travel. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could 	0

		form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and cumulatively is likely to have an impact on the qualifying species through drainage. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. 	0
Landscape	0	<ul style="list-style-type: none"> o The small scale and location of this proposed development would not significantly alter the landscape. Native tree planting would further mitigate any impact. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	0	<ul style="list-style-type: none"> o Unlikely to have any effects on population as it is a single house. 	0
Human Health	0	<ul style="list-style-type: none"> o No impacts of note. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

ALFORD

Preferred Sites

Site Ref: OP4 (MR043) Land at Kingsford Road, east of Castle Road		Proposal: 85 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie & Mannofield WTW and Alford WWTW have limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is within walking distance of services and facilities. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development has the opportunity to enhance biodiversity however hedgerows along the south boundary may be impacted. ○ The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	-	<ul style="list-style-type: none"> ○ The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. As Alford sits in a bowl (Howe of Alford), increasing development on the higher southern ground creates urban sprawl and a harder boundary to Alford from the south. ○ Therefore, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, solitude, naturalness, historical and cultural associations will change. ○ Mitigation through planting on the boundaries of the site would reduce the impact of the site. 	0
Material Assets	--	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project 	0

		for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is of a scale likely to contribute to the upgrade of assets. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.	
Population	-	o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (e.g. only 25% of the site is given to 2-bedroom homes). However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement).	+
Human Health	+	o Would create new open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	--	o The development will have long-term and permanent negative effect on the Battle of Alford HES battlefield. The development may weaken the sense of place, and the identity of Alford. There is potential for cumulative impacts. o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes. o However, the site is not within the core of the battlefield and planting would separate the development from this key area.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP6 (MR049) Site east of Parkview		Proposal: 1.2ha employment land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie & Mannofield WTW and Alford WWTW have limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	0	o A proposal on this scale is unlikely to have any effect on CO ₂ emissions.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	o The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area.	0

Landscape	0	o The landscape experience is not likely to change significantly with key characteristics remaining.	0
Material Assets	+	o The quality of new assets, created through the development of this site, would be a long-term public asset.	+
Population	0	The development would allow integration of the people where they live and work. Employment opportunity in the town.	0
Human Health	0	o Development would not result in loss of open space/core paths. o There is opportunity to connect to adjacent path networks.	+
Cultural Heritage	-	o The development will have long-term and permanent negative effect on the Battle of Alford HES battlefield. The development may weaken the sense of place, and the identity of Alford and of its archaeological sites. There is potential for cumulative impacts. o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes. o However, the site is not within the core of the battlefield and is situated within a partly established built up area.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR015 Meikle Endovie, Land East of Alford, South of A944		Proposal: 250 homes/local retail/community uses	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie & Mannofield WTW and Alford WWTW have limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-medium term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.”	0

Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has the opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	--	<ul style="list-style-type: none"> ○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	--
Biodiversity	?	<ul style="list-style-type: none"> ○ Protected species (e.g. otter) have been spotted in the area, but it is farmland with little biodiversity benefit. ○ The development will enhance biodiversity through landscape buffer strips along the west and east boundary, and open space to the south of the site. 	+
Landscape	--	<ul style="list-style-type: none"> ○ The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. As Alford sits in a bowl (Howe of Alford), increasing development here will intensify development on the flatter part of the Howe, and create a harder boundary to Alford, as currently there is only ribbon development on one side of the A944 as you approach the village. ○ Therefore, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and mitigation in the form of planting would soften the impact. 	0
Material Assets	--	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is of a scale likely to contribute to the upgrade of assets. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (e.g. only 25% of the site is given to 2-bedroom homes). However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	+	<ul style="list-style-type: none"> ○ Would create new open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the site/setting of listed buildings, namely Balfuig Castle. The development may weaken the sense of place, and the identity of Alford. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes. 	--
+ = positive effect ++ = significant positive effect			

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Site Ref: MR022 Land at Balfuig Castle, Alford		Proposal: Protect land north of Balfuig Castle from development in order to safeguard its setting	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	○ Proposes no development that will affect this SEA Topic.	0
Water	0	○ Proposes no development that will affect this SEA Topic.	0
Climatic Factors	0	○ Proposes no development that will affect this SEA Topic.	0
Soil	0	○ Proposes no development that will affect this SEA Topic.	0
Biodiversity	0	○ Proposes no development that will affect this SEA Topic.	0
Landscape	0	○ Proposes no development that will affect this SEA Topic.	0
Material Assets	0	○ Proposes no development that will affect this SEA Topic.	0
Population	0	▪ Proposes no development that will affect this SEA Topic.	0
Human Health	0	○ Proposes no development that will affect this SEA Topic.	0
Cultural Heritage	+	○ The proposal seeks to protect the setting of Balfuig Castle and thereby maintains the quality of the asset and its setting.	+
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR042 Land at Greystone Farm, Alford		Proposal: 245 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie & Mannofield WTW and Alford WWTW have limited capacity - an upgrade to an adoptable standard would be required. This is a reversible medium-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has the opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development has the opportunity to enhance biodiversity however hedgerows along the south boundary may be impacted. ○ The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	-	<ul style="list-style-type: none"> ○ The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. As Alford sits in a bowl (Howe of Alford), increasing development on the higher southern ground creates urban sprawl and a harder boundary to Alford from the south. ○ Therefore, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, solitude, naturalness, historical and cultural associations will change. ○ Mitigation through planting on the boundaries of the site is unlikely to reduce the impact of the site. 	-
Material Assets	--	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is of a scale likely to contribute to the upgrade of assets. 	0

		<ul style="list-style-type: none"> ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	
Population	?	<ul style="list-style-type: none"> ○ Unknown mix of house types proposed. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	+	<ul style="list-style-type: none"> ○ Would create new open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the Battle of Alford HES battlefield. The development may weaken the sense of place, and the identity of Alford. There is potential for cumulative impacts. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes. 	--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

BANCHORY

Preferred Sites

Site Ref: OP5 (MR014) Hill of Banchory East		Proposal: Retail park (class 1)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has the opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0

Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining.	0
Material Assets	+	o The quality of new assets, created through the development of this site, would be a long-term public asset.	+
Population	0	The development would allow integration of the people where they live and work. Employment opportunity in the town.	0
Human Health	0	o Development would not result in loss of open space/core paths. o There is opportunity to connect to adjacent path networks.	+
Cultural Heritage	0	o Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP6 (MR061) Land at former Glen O'Dee Hospital		Proposal: 40homes (reduced from 100 homes)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	-	o A proposal on this scale has potential to cause an increase in concentrations of CO ₂ emissions through increased travel however the site is well connecting in terms of existing footpath networks and the proximity to the town centre. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	+	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases o The proposed development would result in remediation of contaminated soil/a brownfield site.	+
Biodiversity	-/+	o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.	-/+

		<ul style="list-style-type: none"> o The development will result in the loss of existing trees, woodland and hedges. o The development will enhance connectivity of the green network. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o Mitigation measures, such as the re-establishment of a landscaped area and planting scheme would reduce potential negative effects and provide biodiversity enhancement opportunities. 	
Landscape	0	The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment.	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures and, if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	o Mix of house types proposed resulting in some housing choice for all groups of the population.	+
Human Health	?	<ul style="list-style-type: none"> o The site may create new access to existing pathways within open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	?
Cultural Heritage	--	<ul style="list-style-type: none"> o The development will have long-term and permanent negative effect on the archaeological site contained within the development area. The development may weaken the sense of place, and the identity of the site. o The impact could be mitigated by a development that is reflective of the site history through its design and use of open space and if the site is allocated, the proposed mitigation would be stated as part of the development requirements for the site. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: R1 (MR024) Bellfield Car Park, Banchory		Proposal: For potential use as a visitor centre and heritage hub	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	0	o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – the site is currently serviced, and this change of use is unlikely to result in additional pressures.	0

		o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	
Climatic Factors	0	o The site is not in an area identified for flood risk. o Long-term impacts are likely from the increases in CO ₂ generated by the development. However, as the site is currently developed these are not significant.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	o Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining.	0
Material Assets	+	o The quality of new assets, created through the development of this site, would be a long-term public asset. As the redevelopment of a potentially vacant site the proposal will have a positive impact.	+
Population	0	o The quality of new assets, created through the development of this site, would be a long-term public asset.	0
Human Health	0	o Unlikely to have an impact to human health.	0
Cultural Heritage	+/?	o The proposed heritage use could encourage awareness and the wider protection of heritage assets.	+/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: R4 (MR080) Site R4, Banchory		Proposal: For potential use as a health centre	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard may be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	-	o A proposal of this scale is unlikely to affect CO ₂ emissions due to its links with active travel paths and is on a public transport network.	0

		o The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-	o The development may result in the loss of existing tree and parkland.	-
Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining.	0
Material Assets	+	o The proposal will not lead to any significant pressure on local infrastructure. o The proposal will provide a new community facility.	+
Population	0	o This type of proposal does not provide any impacts on the population.	0
Human Health	-/+	o Would result in loss of open space. o Would provide a health care facility likely to have long-term positive effect on human health.	-/+
Cultural Heritage	0	o The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR029 Land at Deebank, Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – the development may be accommodated otherwise an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term.	0

		<ul style="list-style-type: none"> o The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. o The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is likely to fragment green networks, and cause habitat fragmentation/connectivity. o The development will result in the loss of existing trees, woodland and hedges including those under a TPO. o Mitigation measures such as compensatory planting is unlikely to replace the value of the TPO trees lost. A buffer strip or Construction Method Statement would reduce potential negative effects on the LNCS and SAC. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	-
Landscape	0	<ul style="list-style-type: none"> o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o The development of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR030 Land at Deebank, Banchory		Proposal: Visitor Centre/ Heritage Hub	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Banchory WWTW has limited capacity – the development may be accommodated otherwise an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to fragment green networks, and cause habitat fragmentation/connectivity. ○ The development will result in the loss of existing trees, woodland and hedges including those under a TPO. ○ Mitigation measures such as compensatory planting is unlikely to replace the value of the TPO trees lost. A buffer strip or Construction Method Statement would reduce potential negative effects on the LNCS and SAC. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	-
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees. 	0

Material Assets	+	o The quality of new assets, created through the development of this site, would be a long-term public asset.	+
Population	0	o This type of proposal does not provide any impacts on the population.	0
Human Health	0	o Unlikely to have an impact to human health.	0
Cultural Heritage	+/?	o The proposed heritage use could encourage awareness and the wider protection of heritage assets.	+/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR031 Land West of Auchattie, Banchory		Proposal: 15 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/?	o The WWTW/WTW capacity is unknown for this area. Private sewer systems may have a permanent long-term risk for the surrounding ground water supply. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	-/?
Climatic Factors	-	o A proposal of this scale is unlikely to affect CO ₂ emissions. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	--	o River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of an ancient woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.	--

		<ul style="list-style-type: none"> o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development will result in the permanent loss of existing trees where there is no scope for appropriate compensatory planting. 	
Landscape	--	<ul style="list-style-type: none"> o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. The wooded hill slopes are a key feature of the Landscape character of the area. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	--
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to a significant increase in pressure on local infrastructure, 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	-	<ul style="list-style-type: none"> o The development of the site will have a negative effect on the sense of place associated with Scolty Woodland Car Park. 	-
Cultural Heritage	-	<ul style="list-style-type: none"> o The development contains an archaeological site. o The impact could be mitigated by excluding the area if allocated. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR033 Land at Banchory West, South-East of Golf Course, Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. 	0

		<ul style="list-style-type: none"> o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o A proposal of this scale is unlikely to affect CO₂ emissions. o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/+	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development has potential to enhance biodiversity value of the site and adjacent habitats. 	+
Landscape	-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however strategic planting would mitigate the impacts. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o The development of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR038 Lochside of Leys Banchory		Proposal: 100 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-medium term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has the opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA) and, if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. Site is adjacent to Loch of Leys Local Nature Conservation Site. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to maintain or enhance existing green networks and improve connectivity or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. 	-/0

		<ul style="list-style-type: none"> o The development may not protect biodiversity through the proposed development. o Mitigation measures, such as a Habitat and Ecological Survey, compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	
Landscape	0/-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The site is alongside existing site OP2 which is under construction and therefore unlikely to significantly alter the character of the immediate area. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in housing choice for all groups of the population. 	+
Human Health	+	<ul style="list-style-type: none"> o The site has the opportunity to create new access to existing pathways. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	-	<ul style="list-style-type: none"> o The site contains part of an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site with any impact mitigated through an Archaeological Survey or not included in the allocation. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR039 Lochside of Leys Banchory		Proposal: 200 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible medium-term impact. 	0

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has the opportunity to connect to active travel networks and is partly within walking distance of services and facilities. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. Site is adjacent to Loch of Leys Local Nature Conservation Site. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is likely to maintain or enhance existing green networks and improve connectivity or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges. o Mitigation measures, such as a Habitat and Ecological Survey, compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	-
Landscape	0/-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The site is alongside existing site OP2 which is under construction and therefore unlikely to significantly alter the character of the immediate area. 	0

Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in housing choice for all groups of the population. 	+
Human Health	+	<ul style="list-style-type: none"> o The site has opportunity to create new access to existing pathways. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	-	<ul style="list-style-type: none"> o The site contains part of an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site with any impact mitigated through an Archaeological Survey or not included in the allocation. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR040 Tillynarb, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. 	0

		<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> ○ Mix of house types proposed resulting in a housing choice for all groups of the population. 	+
Human Health	0	<ul style="list-style-type: none"> ○ The site would not create new access to existing pathways within open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR041 Upper Arbeadie, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges. o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision, which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in a housing choice for all groups of the population. 	+
Human Health	0	<ul style="list-style-type: none"> o The site would not create new access to existing pathways within open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
+ = positive effect ++ = significant positive effect			

Key	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Site Ref: MR053 R3 Land East of Raemoir Garden Centre, Banchory		Proposal: 100 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
Air	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) <p>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</p>	0
Water	-	<p>o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</p> <p>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</p>	0
Climatic Factors	-	<p>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities.</p> <p>o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</p>	0
Soil	0	<p>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</p>	0
Biodiversity	--	<p>o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.</p> <p>o The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat.</p> <p>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</p> <p>o The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts.</p> <p>o The development will result in the permanent loss of a woodland site and that no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed.</p>	--
Landscape	-	<p>o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees if mitigated by a woodland boundary.</p>	0

Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> o Mix of house types are unknown however, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> o Woodland is not currently open space for recreational use. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR056 Land at Upper Arbeadie Road, Banchory		Proposal: 61 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-/?	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services due to lack of public transport) and increased emissions. However, many services are still within walking/cycling distance and public transport may improve with further development increasing demand. o Not within identified flood risk area 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	-/?

		<ul style="list-style-type: none"> ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges and it is uncertain as to whether the loss could be fully mitigated. 	
Landscape	0	○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment.	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	○ Mix of house types proposed resulting in some housing choice for all groups of the population.	+
Human Health	0	<ul style="list-style-type: none"> ○ The site would not create new access to existing pathways within open space. ○ Would result in some loss of open space but core paths retained. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR062 Land at Hillcroft Road, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0

Climatic Factors	-/?	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services due to lack of public transport) and increased emissions. However, many services are still within walking/cycling distance and public transport may improve with further development increasing demand. o Not within identified flood risk area. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in some housing choice for all groups of the population. 	+
Human Health	0	<ul style="list-style-type: none"> o The site would not create new access to existing pathways within open space. o Would result in some loss of open space but core paths retained. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR075 OP1 Woodend, East Banchory		Proposal: Mixed use, 35 home eco-village	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/+	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development has potential to enhance the biodiversity value of the site and adjacent habitats. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The proposal is unlikely to have any negative effect on landscape quality – minimal impact on Dee Valley SLA landscape setting. ○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a long-term effect. 	0

		o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.	
Population	+/0	o A mix of house types is proposed resulting in a housing choice for all groups of the population.	+/0
Human Health	+	o Is expected to enhance the foot/cycle path network. o Recreational use will enhance health and wellbeing. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	The development lies adjacent to Crathes Castle Gardens and Designed Landscape. The development is unlikely to weaken the sense of place, and the identity of the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR076 P1 Land at Alexander Park		Proposal: 40 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o In terms of air quality, the development is unlikely to have any impact.	0
Water	-	o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	-	The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	--/?	o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat.	0/?

		<ul style="list-style-type: none"> o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges. o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	
Landscape	0	<ul style="list-style-type: none"> o The site is located within the River Dee Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a long-term effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> o A mix of house types is proposed resulting in housing choice for all groups of the population. 	+/0
Human Health	--	<ul style="list-style-type: none"> o The development would result in loss of recreational space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	--
Cultural Heritage	0	<ul style="list-style-type: none"> o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as its setting is contained within woodland. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR077 Land at Upper Lochton, Banchory		Proposal: 40 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o Development of this scale is unlikely to have any effects on air quality. 	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. 	0

		<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will have a minimal impact on existing green networks (P10). 	0
Landscape	0	The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment.	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> ○ Mix of house types is proposed resulting in some housing choice for all groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ The site would not create new access to existing pathways within open space. ○ Would result in some loss of open space but core paths retained. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR082 Land South West of Drumshalloch Wood, Lochton of Leys, Banchory		Proposal: Football pitch	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Banchory WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-/?	<ul style="list-style-type: none"> ○ The development may affect the conservation objectives and natural features of any international, national or locally important designated site given its location on a LNCS. ○ Mitigation measures, such as a Habitat and Ecological Survey could reduce the negative effects, but this is unknown at this time. 	-/?
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area and in light of the scale and location of the proposal (contained by woodland), it would not have a negative impact on the landscape character. 	0
Material Assets	0/?	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure if PPP for the distribution road is implemented. 	?
Population	0	<ul style="list-style-type: none"> ○ This type of proposal does not provide any impacts on the population. 	0
Human Health	+	<ul style="list-style-type: none"> ○ The provision of open space is likely to have a long-term positive effect on human health. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CAIRNIE

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: MR013 Land at Binside, Cairnie, Huntly		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Cairnie WWTW and Turriff WTW have limited capacity for this area and an upgrade would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development." 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ However, public transport is available in the area which could reduce commuter traffic. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is unlikely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. 	0

		<ul style="list-style-type: none"> o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	
Material Assets	+	<ul style="list-style-type: none"> o Development of the site is likely to sustain local community uses and upgrade the existing WTW/WWTW. 	+
Population	?	<ul style="list-style-type: none"> o The house types are unknown. o However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing, particularly affordable housing, in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CLATT

Preferred Sites

None.

Alternative Sites

None.

CRAIGWELL

Preferred Sites

None.

Alternative Sites

Site Ref: MR059 Land at Drumduan Depot, Dess, Aboyne		Proposal: Mixed use (5-10 private houses, 5-10 tourist lets, 5-10 workshops/studios)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW capacity is unknown – this is a short-term effect and could be overcome. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site contains a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ The development is in an area identified at risk from surface water and fluvial flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	+	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would potentially result in remediation of contaminated soil. 	+/?
Biodiversity	-/?	<ul style="list-style-type: none"> ○ River Dee SAC is set to the east. The site includes a flood plain and this would enable a higher chance for contamination of the qualifying site. Planning controls on construction and operation will mitigate impacts. ○ The development has potential to enhance the biodiversity value of the site. 	0

		<ul style="list-style-type: none"> o The development may enhance biodiversity through redevelopment of brownfield land. o The development may result in the loss of existing trees, woodland and hedges. o Mitigation through not including the woodland within the allocation would resolve this issue. 	
Landscape	0	<ul style="list-style-type: none"> o The landscape experience is not likely to change significantly with key landscape characteristics remaining and potentially enhanced with planting. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing however the local secondary school is at capacity. Owing to the small scale of the proposal this will, however, have limited effect. 	0
Population	-/+	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). o The employment and tourist aspect would bring job opportunities. 	+/0
Human Health	+	<ul style="list-style-type: none"> o Would result in greater connectivity to existing path networks. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	-	<ul style="list-style-type: none"> o The site contains an archaeological site and may weaken the sense of place, and the identity of the site. o Mitigation through not including the asset within the allocation. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CRATHES

Preferred Sites

None.

Alternative Sites

Site Ref: MR078 Land South West of Crathes Public Hall, Crathes		Proposal: Cemetery	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ The development will result in the loss of existing trees, woodland and hedges. 	0

		o Mitigation measures, such as a compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site.	
Landscape	-	o The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however strategic planting would mitigate the impacts.	0
Material Assets	+	o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The creation of additional cemetery space would improve on the availability of facilities.	+
Population	0	o This type of proposal does not provide any impacts on the population.	0
Human Health	+	o It would not result in loss of open space/core paths. o The site would create additional open space.	+
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

DRUMBLADE

Preferred Sites

Site Ref: OP1 (MR045) Land to South West of Drumblade Primary School		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area. Craighead WTW has capacity, but local mains reinforcement may be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> ○ Development has the ability to fit within the landscape and is of a scale and in a location, which is unlikely to have any effects on landscape quality. ○ The nature of land use in the area will be not be changed and displaced in a significant way. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will not change. ○ The landscape experience is unlikely to change in terms of openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. ○ The proposal will provide some increased pressure on the local primary school, but in the long-term may support it. ○ Pressure on infrastructure will be relatively minor due to the size of development. 	0

		<ul style="list-style-type: none"> o Increased use of the road around the Drumblade School will be mitigated by close access to the school of the new development. o Development will increase support to services in Huntly 	
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

DRUMDELGIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR037 Drumdelgie Calf Unit, Cairnie, Huntly		Proposal: 8 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area – a private supply will be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a brownfield site is near a watercourse where the quality of water bodies is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	-/?
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased car dependency (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ The development is in an area identified at high flood risk (surface water) and is likely to have a long-term effect on climate and the water environment. ○ This could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. 	0
Landscape	0	<ul style="list-style-type: none"> ○ Located in Deveron Valley SLA of high scenic quality – key characteristic is its grand sense of scale (this development would be low visual impact due to natural screening) but the nature of land use will be changed. 	0

		<ul style="list-style-type: none"> o The landscape experience is likely to change - openness, scale, colour, texture, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given the scale of the proposal and its nature over a long-term, what gets developed will become part of the landscape. 	
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o New path proposed for the site but unlikely to impact on access to open space in a significant way. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FINZEAN

Preferred Sites

Site Ref: OP1 (MR008) Site to East of Finzean Village Hall		Proposal: 8 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-/?	<ul style="list-style-type: none"> ○ The WWTW is not available for this area. Invercannie & Mannofield WTW has capacity, but mains reinforcement may be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-/?
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	-	<ul style="list-style-type: none"> ○ River Dee SAC is set to the southeast. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. 	0

Material Assets	0	o The proposal will not lead to any significant pressure on local infrastructure.	0
Population	-	o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
Human Health	0	o Would result in new core paths or connecting paths close to the development. o Risks are associated with lack of active links back to the village. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o The site would have a no impact on any cultural heritage assets.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR007 Site to East of Dubston, West of Strachan		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-/?	o The WWTW is not available for this area. This is a reversible short-term impact. Invercarnie & Mannofield WTW has capacity, but local mains reinforcement may be required. o The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation may be at risk from flooding. o The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required."	-/?
Climatic Factors	0	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	-/+	<ul style="list-style-type: none"> ○ River Dee SAC is set to the southeast. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges and mitigation would not overcome the permanent loss of broadleaved/conifer woodland. ○ The development will enhance biodiversity through redevelopment of brownfield land. 	-/+
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+ / 0
Human Health	0	<ul style="list-style-type: none"> ○ Risks are associated with lack of active links back to the village. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FORGUE

Preferred Sites

None that are new sites.

Alternative Sites

None.

GARTLY

Preferred Sites

None.

Alternative Sites

None.

GLASS

Preferred Sites

None.

Alternative Sites

Site Ref: Land at Invermarkie Farm		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ Biomass could worsen air quality in the area. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. Craighead WTW has capacity but local mains reinforcement may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The development is unlikely to have a significant effect on water quality. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ This will not lead to significant CO₂ emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given the scale of the proposal and its nature over a long-term, what gets developed will become part of the landscape. 	0

Material Assets	0	o The proposal will not lead to any significant pressure on local infrastructure.	0
Population	-	o A limited mix of house types are proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
Human Health	0	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

GLENKINDIE

Preferred Sites

None that are new sites.

Alternative Sites

None.

HUNTLY

Preferred Sites

Site Ref: OP1 (MR002) Land at Steven Road Huntly BUS1		Proposal: 50 affordable homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects associated with addition to an already developed area. 	0
Water	-	<ul style="list-style-type: none"> o Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> o There would be minimal CO₂ emissions from general heating and travel. o The development is in an area identified at low flood risk; it is likely to be localised and accommodated within the site. 	0
Soil	0	<ul style="list-style-type: none"> o The proposal is unlikely to have a significant adverse effect on soil quality in the area through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. The site is well covered by a naturalised grassland. o The development is unlikely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have short-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary school is over capacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue. 	-
Population	+	<ul style="list-style-type: none"> o The house types are unknown therefore the significance of effects is unknown. o However affordable housing would be specified in the Settlement Statement which would meet a shortfall. 	+
Human Health	0	<ul style="list-style-type: none"> o The development of the site is unlikely to have any significant effects on existing pathways and access to open space. 	0

		o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	0	o No impact on the built environment is anticipated.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP2 (MR011) Deveron Road, Huntly		Proposal: 52 affordable homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	-	o In terms of air quality, the development is likely to have a long-term negative effect on air quality.	-
Water	-	o Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	0	o There would be minimal CO ₂ emissions from general heating and travel. o The development is in an area identified at low flood risk; it is likely to be localised and accommodated within the site.	0
Soil	0	o The proposal is unlikely to have a significant adverse effect on soil quality in the area through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	o The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	0	o The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have short-term effects.	0
Material Assets	-	o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary school is over capacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue.	-
Population	+	o Affordable housing is proposed resulting in an increase to housing choice for all groups of the population.	+

Human Health	-/+	<ul style="list-style-type: none"> ○ Would result in loss of open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	-/+
Cultural Heritage	0	No impact on the built environment is anticipated.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP4 (MR047) Land Adjacent to Linnorie Business Park, Huntly		Proposal: 0.34ha Employment Land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	○ Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	0	○ A proposal on this scale is unlikely to have any effect on CO ₂ emissions.	0
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	○ The development is not likely to impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area.	0
Landscape	0	○ The proposal is of a scale and location which is unlikely to have any negative effects on key features of the farmland landscape, quality or the setting of the town.	0
Material Assets	0	○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These are unlikely to be significant or cause adverse impacts due to the scale.	0
Population	0	○ The proposal would provide employment.	0
Human Health	0	○ The scale and use of the site would have negligible impacts.	0
Cultural Heritage	0	○ The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP5 (NEW) The Ward, Huntly		Proposal: Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Craighead WTW and Huntly WWTW have capacity but will depend on business use. DIA and reinforcements may be required. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development”. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal on this scale is unlikely to have any effect on CO₂ emissions. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. ○ Part of the site found to be at risk from surface water flooding could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The proposal is of a scale and location which is unlikely to have any negative effects on key features of the farmland landscape, quality or the setting of the town. 	0
Material Assets	+	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, would be a long-term public asset. 	+
Population	0	<ul style="list-style-type: none"> ○ The development would allow integration of the people where they live and work. Employment opportunity in the town. 	0
Human Health	0	<ul style="list-style-type: none"> ○ Development would not result in loss of open space/core paths. ○ There is opportunity to connect to adjacent path networks. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR001 Land at Gibston Bridge, Huntly, Aberdeenshire		Proposal: 70 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	-	<ul style="list-style-type: none"> ○ In terms of air quality, the development is likely to have medium/long-term negative effect on air quality. 	-
Water	-	<ul style="list-style-type: none"> ○ Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development is on a greenfield site near a watercourse where the quality of water bodies is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development". 	0
Climatic Factors	--	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a shop and bus route, which could reduce commuter traffic. ○ The site is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. ○ This may be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. ○ The development is not of a scale to result in effects on CO₂ emissions. 	0/?
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-/+	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. Mitigation measures, such a buffer strip next to the watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site. ○ The development is likely to maintain or enhance existing green networks and improve connectivity/function where needed. ○ The development will enhance biodiversity through extending green networks. 	+

Landscape	--	<ul style="list-style-type: none"> o The site is located within the Deveron Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between landforms and land use will change in that the proposal will have a negative impact on the setting of the town. o The landscape experience will likely be affected in the medium-term as the rural character of the valley is sensitive to encroachment of built development. o Mitigation in the form of strategic landscaping may reduce some of the visual impact of the development but not overcome its prominence in the SLA and effect on the character of the area. 	--
Material Assets	-	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing and new facilities however the local primary school is over capacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue. o The site would not contribute to the redevelopment of vacant or derelict land. 	-
Population	0/?	<ul style="list-style-type: none"> o The house types are unknown therefore the significance of effects is unknown. o The proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement. 	+
Human Health	0	<ul style="list-style-type: none"> • The development of the site is unlikely to have any significant effects on existing pathways and access to open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR003 Sites OP4 and OP5 Battlehill Fields Huntly		Proposal: 11 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o It is proposed to be served by private waste water. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-

		<ul style="list-style-type: none"> o The proposed development on a greenfield site is near a watercourse where the quality of water bodies is poor. o With the information on the quality of water around the site, the effects can be significant in the longer term. 	
Climatic Factors	0	<ul style="list-style-type: none"> o There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to affect the conservation, protection and enhancement of the diversity of species and habitats and the natural heritage of the area. o The development is not likely to maintain or enhance existing green networks. o The development may result in the loss of existing trees, woodland and hedges, but may enhance existing vegetation. 	0
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. o The proposal is of a scale and location which is unlikely to have any negative effects on key features of the landscape, quality or the setting of the town. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These are unlikely to be significant or cause adverse impacts due to the scale. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Unlikely to have any significant effects. o It would not result in loss of open space/core paths. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR044 Land East of Linnorie Business Park, Huntly		Proposal: Employment land (general industrial) and Farm shop	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> o The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. 	-
Water	-	<ul style="list-style-type: none"> o Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. 	0

		<ul style="list-style-type: none"> ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term but depending on the use of the site may cause long-term impacts. 	
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal on this scale is likely to have an effect on CO² emissions in the medium-term and is not situated in a location likely able to mitigate this impact through public transport. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Deveron Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between landforms and land use will change in that the proposal will have a negative impact on the setting of the town. ○ The landscape experience will likely be affected in the medium-term as the rural character of the valley is sensitive to encroachment of built development. ○ Mitigation in the form of strategic landscaping may reduce some of the visual impact of the development but not overcome its prominence in the SLA and effect on the character of the area. 	--
Material Assets	?/+	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A large-scale employment site may deliver an upgrade to the WTW however the impact due to the uncertainty of the A96 route is unclear at this time. 	?/+
Population	0	<ul style="list-style-type: none"> ○ The proposal would provide employment. 	0
Human Health	0/?	<ul style="list-style-type: none"> ○ The scale and use of the site would have negligible impacts. 	0/?
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR046 Land Adjacent to Huntly Mart, Huntly		Proposal: Employment – general industrial	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> ○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. 	-
Water	-	<ul style="list-style-type: none"> ○ Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term but depending on the use of the site cause long-term impacts. 	0
Climatic Factors	--	<ul style="list-style-type: none"> ○ A proposal on this scale is likely to have an effect on CO² emissions in the medium-term and is not situated in a location likely able to mitigate this impact through public transport. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. ○ This could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Deveron Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between landforms and land use will change in that the proposal will have a negative impact on the setting of the town. ○ The landscape experience will likely be affected in the medium-term as the rural character of the valley is sensitive to encroachment of built development. ○ Mitigation in the form of strategic landscaping may reduce some of the visual impact of the development but not overcome its prominence in the SLA and effect on the character of the area. 	--
Material Assets	?/+	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A large-scale employment site may deliver an upgrade to the WTW however the impact due to the uncertainty of the A96 route is unclear at this time. 	?/+
Population	0	<ul style="list-style-type: none"> ○ The proposal would provide employment. 	0

Human Health	0/?	o The scale and use of the site would have negligible impacts.	0/?
Cultural Heritage	0	o The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR066 Site Adjacent to Bleachfield Street, Huntly		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	o Craighead WTW and Huntly WWTW have capacity but DIA and reinforcements may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor. The effect on the water environment would depend on how much development takes place within the flood risk area of the site. o The site is adjacent includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development”.	0
Climatic Factors	--	o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. o Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. This could also be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. o The development is not of a scale to result in effects on CO2 emissions.	0/?
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-/+	o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o Mitigation measures, such as a buffer strip next to a watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.	+

		o The development is likely to enhance existing green networks and improve connectivity/function where needed.	
Landscape	0	o The proposal is of a scale and location which is unlikely to have any negative effects on key features of the landscape, quality or the setting of the town.	0
Material Assets	-	o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary school is over capacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue. o The site would not contribute to the redevelopment of vacant or derelict land.	-
Population	-	o A limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
Human Health	0	o Unlikely to have any significant effects.	0
Cultural Heritage	--	o The development of the site is in close proximity to A-listed Scott's Hospital and mitigation measures may be difficult given the site's location within a river valley.	--/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR067 Site Adjacent to Upper Pirriesmill, Huntly		Proposal: 3 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity for this area. o WWTW is not available for this area but a private septic tank arrangement is proposed. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	-
Climatic Factors	0	o There would be minimal CO ² emissions from general heating and travel.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	-	<ul style="list-style-type: none"> o The development will result in the loss of existing trees, woodland and hedges. o If allocated the area of trees on the boundary could be protected. 	0
Landscape	0	<ul style="list-style-type: none"> o In light of the scale and location of the proposal, it would have a limited impact on the landscape character and the effect is likely to be short-term. 	0
Material Assets	0	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely education provision at Gordon Primary School which will have a temporary affect. o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated. 	-
Human Health	0	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

INCHMARLO

Preferred Sites

Site Ref: OP2 (MR050) Land South East of Glencommon Wood, Inchmarlo, Banchory		Proposal: 120 homes (retirement housing) (reduced from 200)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity, but Inchmarlo is served by a septic tank, which has limited capacity and could be upgraded. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	--
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions but this is partly mitigated by potential low car usage as residents will be primarily elderly with less need to travel. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/?	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly. However, the area of woodland to the west will not be included within an allocation which would mitigate the impacts. 	0
Material Assets	++	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. 	++

		<ul style="list-style-type: none"> o A significant positive effect through provision of housing for the elderly/independent retirement housing and potentially improved community facilities through enlargement of the care village. 	
Population	+	<ul style="list-style-type: none"> o Specialised housing for the care village (with mix of housing types). 	+
Human Health	+	<ul style="list-style-type: none"> o The site will form part of the private path network of Inchmarlo to link it to the central care and dining facilities in Inchmarlo House. o Linking to existing pathways that connect to the core path network. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o The site is in close proximity to B listed Inchmarlo House, however the existing woodland would sufficiently separate the asset from the development and is unlikely to impact on its landscape setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP3 (NEW) Land at East Mains and Auldeer Wood, Inchmarlo, Banchory		Proposal: Mix of uses including 85 homes, tourism, leisure and business (Hotel and Hotel Lodges)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity, but Inchmarlo is served by a septic tank, which has limited capacity and could be upgraded. This is a reversible short-term impact. o The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development”. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	--	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services). o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-

Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	--/?	o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site.	0
Landscape	--	o The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however the surrounding woodland may mitigate the impacts.	-
Material Assets	+	o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. o A significant positive effect through provision of a mixed use development including employment opportunities.	+
Population	0	o Proposals must accord with the design policies in the LDP and include a mix of house types.	0
Human Health	0	o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o The site is in close proximity to B listed Inchmarlo House. However, the existing woodland would sufficiently separate the asset from the development and is unlikely to impact on its landscape setting.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR012 Bridge of Canny East, Bridge of Canny		Proposal: 3 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie WTW has capacity, but Inchmarlo is served by a septic tank, which has limited capacity and could be upgraded. o However, due to the scale of development proposed and the latest information, this is unlikely to be an issue. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term.	0

		<ul style="list-style-type: none"> o The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required." 	
Climatic Factors	0	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-/+	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development has the potential to enhance the biodiversity value of the site and adjacent habitats. 	+
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area. However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated. 	-
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR068 Land at Golf Course, West of Glassel Road, Inchmarlo, Banchory		Proposal: 100-150 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	?	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity, but Inchmarlo is served by a septic tank, which has limited capacity and could be upgraded. Other developments could go into Banchory. ○ However, it is not known whether this site will be served by private sewer or public. Public sewers in the area would require upgrading. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	?
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-
Soil	-0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area with the landscape experience unlikely to change significantly due to the woodland containment. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a long-term effect. The development is of a scale likely to contribute to the upgrade of assets. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> ○ Mix of house types proposed including retirement housing. 	+
Human Health	+	<ul style="list-style-type: none"> ○ Path network provision is proposed, with a potential to link to the core path network. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The site lies adjacent to B listed Inchmarlo House. However, development is unlikely to effect the qualities of the asset and its setting due to the existing woodland buffer. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KEIG

Preferred Sites

None that are new sites.

Alternative Sites

None.

KENNETHMONT

Preferred Sites

Site Ref: OP1 (MR064) Land South of B9002 (Phase 1), Kennethmont, Huntly		Proposal: 32 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie, Mannofield & Turriff WTW and Kennethmont WWTW have limited capacity for this area. A WWTW growth project is currently underway but WTW would need a growth project. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-/0	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO² emissions. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale it is likely to have only a minor negative effect. 	-/0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development includes enhancement of biodiversity. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium-term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> ○ A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/the density of the site could be increased, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> ○ Would result in additional open space. 	+

		o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	0	o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR063 Land South of B9002 (Masterplan), Kennethmont, Huntly		Proposal: 70 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercarnie, Mannofield & Turriff WTW and Kennethmont WWTW have limited capacity for this area. A WWTW growth project is currently underway but WTW would need a growth project. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.”	0
Climatic Factors	-	o A proposal of this scale is likely to affect CO ² emissions. o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions.	-
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	+	o Unlikely to have a long-term adverse impact on biodiversity. o The development includes enhancement of biodiversity.	+
Landscape	-	o The site is relatively flat and would appear to be a logical extension to the existing allocation. o The landscape experience is likely to change significantly with the open agricultural landscape being disrupted.	0

		o The impact may be mitigated by strategic landscaping on approaches to the village (eastern and southern boundaries).	
Material Assets	-	o There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium-term affect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.	0
Population	0	o A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types/the density of the site could be increased, which would be specified in the Settlement Statement (e.g. in the vision statement).	+
Human Health	+	o Would result in additional open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR065 Land South of B9002 (Phase 2), Kennethmont, Huntly		Proposal: 40 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie, Mannofield & Turriff WTW and Kennethmont WWTW have limited capacity for this area. A WWTW growth project is currently underway but WTW would need a growth project. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.”	0
Climatic Factors	-/0	o A proposal of this scale is unlikely to affect CO ² emissions.	-/0

		<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale is likely to have only a minor negative effect. 	
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> o Unlikely to have a long-term adverse impact on biodiversity. o The development includes enhancement of biodiversity. 	+
Landscape	-	<ul style="list-style-type: none"> o The site is relatively flat and would appear to be a logical extension to the existing allocation. o The landscape experience is likely to change significantly with the open agricultural landscape being disrupted. o The impact may be mitigated by strategic landscaping on approaches to the village (eastern and southern boundaries). 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium-term affect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> o A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types/the density of the site could be increased, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> o Would result in additional open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KINCARDINE O'NEIL

Preferred Sites

Site Ref: OP2 (MR021) Cook School Kincardine O'Neil		Proposal: Retail/Café/Services	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Consideration should be given to pedestrian access, as there is no footpath along the A93 between the settlement and the site. Consultation with the Council's Roads Transportation may be required. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development is not in an area identified at flood risk. ○ The proposal is unlikely to have any effect on CO₂ emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There is an infrastructure constraint associated with the site as WWTW has limited capacity and will be affected. ○ The site could contribute towards wastewater infrastructure. 	0
Population	0	<ul style="list-style-type: none"> ○ The development would allow integration of the people where they live and work. Employment opportunity in the village. 	0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space/core paths. ○ No risk from hazardous developments. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The development is located within a conservation area. ○ The impact could be mitigated by development to be reflective of the conservation area characteristics. 	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	
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Site Ref: OP3 (MR057) Site OP3, Land at Gallowhill Road, Kincardine O'Neil		Proposal: 8 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO² emissions and is on a public transport network. ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the west. The site is within a flood plain and this would enable a higher chance for contamination on the qualifying site. Planning controls on construction and operation will mitigate impacts. ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0

		<ul style="list-style-type: none"> o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development has the potential to enhance the biodiversity value of the site. 	
Landscape	0	<ul style="list-style-type: none"> o The site is located within the River Dee Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining and potentially enhanced with planting. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing. The local secondary school is at capacity and this site is likely to have a temporary effect. 	0
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o The development of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> o Invariably the allocation will adversely affect the setting of the historic settlement (conservation area) in the long-term. However, as it is a small-scale development within the visual envelope of the settlement, landscaping of the boundary edge would reduce its visual impact. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR017 A93 & Pitmurchie Road (Option 1)		Proposal: 84 homes (between 2021 and 2026)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercannie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0

Climatic Factors	-	<ul style="list-style-type: none"> o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	--	<ul style="list-style-type: none"> o The development imposes significant impacts on the historic townscape character and wider landscape setting within the Dee Valley SLA. It also includes an area of semi-natural broadleaved woodland. To mitigate effects, the special qualities of the Dee Valley SLA should be taken account of in any masterplan, in particular in the treatment of development that constitutes a new settlement edge, and should respond to the historic townscape. Woodland should also be protected/enhanced, together with a high quality meaningful hard and soft landscape proposal. 	-/--
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely Aboyne Academy capacity and WWTW capacity which will be affected. o The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity, but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> o Would not result in loss of open space/core paths. o No risk from hazardous developments. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> o The development will have long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. o The impact could be mitigated by reducing the allocation to avoid the archaeological site and for development to be reflective of the conservation area and through masterplanning a good design. 	-/--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR018 A93 & Pitmurchie Road (Option 2)		Proposal: 84 homes (between 2027 and 2031)	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The development imposes significant impacts on the historic townscape character and wider landscape setting within the Dee Valley SLA. It also includes an area of semi-natural broadleaved woodland. To mitigate effects, the special qualities of the Dee Valley SLA should be taken account of in any masterplan, in particular in the treatment of development that constitutes a new settlement edge, and should respond to the historic townscape. Woodland should also be protected/enhanced, together with a high quality meaningful hard and soft landscape proposal. 	-/--
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely Aboyne Academy capacity and WWTW capacity which will be affected. ○ The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity, but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+

Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space/core paths. ○ No risk from hazardous developments. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have a long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. ○ The impact could be mitigated by reducing the allocation to avoid the archaeological site and for development to be reflective of the conservation area and through masterplanning a good design. 	-/--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR019 A93 & Pitmurchie Road (Option 3)		Proposal: 84 homes (post 2031)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0

Landscape	--	<ul style="list-style-type: none"> o The development imposes significant impacts on the historic townscape character and wider landscape setting within the Dee Valley SLA. It also includes an area of semi-natural broadleaved woodland. To mitigate effects, the special qualities of the Dee Valley SLA should be taken account of in any masterplan, in particular in the treatment of development that constitutes a new settlement edge, and should respond to the historic townscape. Woodland should also be protected/enhanced, together with a high quality meaningful hard and soft landscape proposal. 	-/--
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely Aboyne Academy capacity and WWTW capacity which will be affected. o The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity, but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> o Would not result in loss of open space/core paths. o No risk from hazardous developments. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> o The development will have long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. o The impact could be mitigated by reducing the allocation to avoid the archaeological site and for development to be reflective of the conservation area and through masterplanning a good design. 	-/--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR023 Small Business Enterprise Park, Kincardine O'Neil		Proposal: Small Business Enterprise Park	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Kincardine O'Neil WWTW has limited capacity – an upgrade to an adoptable standard would be required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and 	0

		could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	?	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o Depending upon the operation on the site, the chemicals released may have an impact on the soil surrounding the site. 	?
Biodiversity	--	<ul style="list-style-type: none"> o The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts. o The development will result in the permanent loss of a woodland site and no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is contained. Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> o There is an infrastructure constraint associated with the site as WWTW capacity which will be affected. o The site could contribute towards waste water infrastructure. 	0
Population	0	<ul style="list-style-type: none"> o The development would provide employment opportunities. 	0
Human Health	-	<ul style="list-style-type: none"> o Would result in loss of woodland. o Would not result in loss of core paths. o Unknown risk from developments. 	-
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KIRKTON OF TOUGH

Preferred Sites

None.

Alternative sites

Site Ref: MR055 Land at Lynturk, Kirkton of Tough		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	--/?	<ul style="list-style-type: none"> ○ The WWTW is not available for this area. This is a reversible short-term impact. WTW capacity information is unknown for this area (at time of assessment). ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required." 	-/?
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ The development is in an area identified at fluvial water flood risk and is possible to have a negative, long-term effect on climate and the water environment. ○ Part of the site is found to be at risk from flooding and will not be included within an allocation or could form part of the open space provision. This could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. 	0

Landscape	0	<ul style="list-style-type: none"> o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. o Small scale development which would alter the landscape by developing greenfield land on the opposite side of the road to the current cluster of properties. However, the site is low lying and despite having a slight undulation to the landform, would be appropriate as a logical extension to the settlement. Landscape impacts could be mitigated by the use of planting and design of the development. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. Pressures with secondary school capacity would have a temporary effect. 	0
Population	?	<ul style="list-style-type: none"> o Unknown house type mix and therefore housing choice is unknown. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LOGIE COLDSTONE

Preferred Sites

None that are new sites.

Alternative sites

None.

LUMPHANAN

Preferred Sites

None that are new sites.

Alternative sites

None.

LUMSDEN

Preferred Sites

None.

Alternative sites

None.

MONYMUSK

Preferred Sites

None.

Alternative sites

Site Ref: MR074 Masterplan Phase 3, Land South of Clyans Wood, Monymusk		Proposal: 46 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	?/-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Monymusk WWTW has limited capacity – this could be overcome through upgrades if required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required”. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, due to its scale it is likely to have only a minor negative effect. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-/0

Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	+
Landscape	-/?	<ul style="list-style-type: none"> ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The development of this land would alter its character, however the proposal is medium scale and would form an extension to the second phase of development previously allocated in the LDP. The impact could be mitigated by use of landscaping in the development. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access at the junction of C121C and B993 (poor visibility owing to location of B Listed Old Toll House) and education provision at Alford Academy. Access issues would likely be long-term, whereas education issues are likely to be temporary with contributions towards education provision sought. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

MUIR OF FOWLIS

Preferred Sites

None that are new sites.

Alternative sites

None.

RHYNIE

Preferred Sites

None that are new sites.

Alternative sites

None.

RUTHVEN

Preferred Sites

None that are new sites.

Alternative sites

None.

STRACHAN

Preferred Sites

None that are new sites.

Alternative sites

None.

TARLAND

Preferred Sites

Site Ref: OP1 (MR070) BUS Site, Land at MacRobert Trust Estate Yard, Tarland		Proposal: Mix of uses including 10 live/ work units and employment land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Ballatter WTW has capacity but Tarland WWTW has limited capacity – this is a short-term effect and could be overcome through upgrades. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development is not of a scale to result in effects on CO² emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing. The local secondary school is at capacity and this site is likely to have a temporary effect. 	0
Population	+/0	<ul style="list-style-type: none"> ○ Employment opportunities would be created. ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Unlikely to have any significant effects. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP2 (MR072) Site OP2, Land Adjoining Alastrean House, Tarland		Proposal: 10 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o Ballatter WTW has capacity but Tarland WWTW has limited capacity – this is a short-term effect and could be overcome through upgrades. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o A proposal of this scale is unlikely to affect CO² emissions. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-	<ul style="list-style-type: none"> o The River Dee is set to the south and there is a risk of drainage impact on this feature. Planning controls on construction and operation will mitigate impacts. o The development of the site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development will result in the loss of existing trees/woodland which would need to be compensated for. 	0
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	+/0	<ul style="list-style-type: none"> o Provision of housing choice associated with the continuing care community. 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> o The allocation may adversely affect the setting of the Listed Building and archaeological site in the long-term. 	-

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	
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Site Ref: OP3 (MR073) Site OP3 & P3, Land at Village Farm, Melgum Road, Tarland		Proposal: 36 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Ballatter WTW has capacity but Tarland WWTW has limited capacity – this is a short-term effect and could be overcome through upgrades. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO² emissions. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	--/+	<ul style="list-style-type: none"> ○ River Dee SAC is set to the north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site. Planning controls on construction and operation will mitigate impacts. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	+

		o The development includes enhancement of biodiversity.	
Landscape	0	o The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining and mitigated with western planting.	+
Material Assets	0	o There are a number of infrastructure constraints associated with the site, namely education provision at Aboyne Academy however as this is an existing allocated site, capacity has already been taken into consideration.	0
Population	+/0	o A mix of house types are proposed resulting in choice for all groups of the population.	+/0
Human Health	+	o Would result in additional open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	o The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

Site Ref: MR058 Land North of Tarland Burn, East of Tarland Manse, Tarland		Proposal: 20-30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Ballatter WTW has capacity but Tarland WWTW has limited capacity – this is a short-term effect and could be overcome through upgrades. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.”	0

Climatic Factors	-	<ul style="list-style-type: none"> o A proposal of this scale is unlikely to affect CO₂ emissions. o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/+	<ul style="list-style-type: none"> o River Dee SAC is set to the north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site. Planning controls on construction and operation will mitigate impacts. o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development has the potential to enhance the biodiversity value of the site and adjacent habitats. 	+
Landscape	-	<ul style="list-style-type: none"> o The site is relatively flat towards the north and would appear to be a logical extension to the existing village. o The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is likely to change significantly with the woodland character being disrupted. o The impact may be mitigated by strategic landscaping on the east and further planting along the southern boundary of the burn although it is uncertain as to whether this could fully mitigate the impacts. 	-/?
Material Assets	-	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing however the local secondary school is at capacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o The development of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> o The development lies adjacent to the Kirklands of Cromar, Bridge Street archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as there is no impact its woodland setting. o There would be visual impact on the Scheduled monument Tomnaverie Stone Circle. There are potential cumulative impacts. 	--/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR071 Site OP1, Glendeskry, Burnside Road, Tarland		Proposal: Housing/ mixed use (50 homes, 1ha employment)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> Ballatter WTW has capacity but Tarland WWTW has limited capacity – this is a short-term effect and could be overcome through upgrades. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	--	<ul style="list-style-type: none"> A proposal of this scale is unlikely to affect CO₂ emissions. The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. The impacts of flooding in this location are unlikely to be able to be mitigated. 	--
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/+	<ul style="list-style-type: none"> River Dee SAC is set to the north. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site. Planning controls on construction and operation will mitigate impacts. Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. The development has the potential to enhance the biodiversity value of the site and add to the LNCS adjacent. 	+
Landscape	0	<ul style="list-style-type: none"> The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	+	<ul style="list-style-type: none"> The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary school is at capacity, but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> Mix of house types is unknown therefore the significance of effects is uncertain. However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+

Human Health	+	<ul style="list-style-type: none"> ○ The site would lead to improved access to existing pathways to open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development lies adjacent to the Drummy Wood archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as there is no impact on the woodland setting. ○ There would be visual impact on the Scheduled monument Tomnaverie Stone Circle. There are potential cumulative impacts. 	--/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TORPHINS

Preferred Sites

Site Ref: OP1 (MR060) Site OP1, Land at Station Garage, Torphins		Proposal: Mixed use 47 Homes and employment land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Torphins WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. ○ The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required." 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO₂ emissions. ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	--/+	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The site includes a flood plain and this would enable higher chance for contamination of the qualifying site. Planning controls on construction and operation will mitigate impacts. Planning permission has been granted on this site. 	+

		<ul style="list-style-type: none"> o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development will enhance biodiversity through redevelopment of brownfield land. 	
Landscape	-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area and would impact on the setting of the village. Mitigation in the form of planting would screen development. o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary school is at capacity, but the development is of a scale which would have temporary effects. <p>The site would help raise Torphin primary school roll and sustain local services.</p>	0
Population	+/0	<ul style="list-style-type: none"> o The development would allow integration of the people where they meet and work. Employment opportunity in the village. o Mix of house types proposed resulting in greater housing choice. 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR004 Site to east of 'Woodside of Criagmyle', Torphins		Proposal: 15 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> o Invercannie WTW has capacity but Torphins WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. 	0

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	
Climatic Factors	0	<ul style="list-style-type: none"> o There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts. o The development will result in the permanent loss of a woodland site and that no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--
Landscape	-	<ul style="list-style-type: none"> o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o Mitigation through replanting on the boundaries of the site is unlikely to reduce the impact of the site. 	-
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The secondary school is over capacity and this site is likely to exacerbate this issue however due to the scale it will only have a temporary effect. o The site would help raise Torphin primary school roll and sustain local services. 	0
Population	+/0	<ul style="list-style-type: none"> o Mix of house types proposed resulting in greater housing choice. 	+/0
Human Health	0/?	<ul style="list-style-type: none"> o Unknown impact on adjacent path networks. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0/?
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR005 Annesley Farm, Torphins		Proposal: 50 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ Invercannie WTW has capacity but Torphins WWTW has limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment would also be required." 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO₂ emissions. ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area and would impact on the setting of the village. Mitigation in the form of planting would not be sufficient to screen any development. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	--

Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary school is at capacity but the development is of a scale which would have temporary effects. o The site would help raise Torphin primary school roll and sustain local services. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in greater housing choice. 	+
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR034 Phase 1, Land South of Beltie Road Torphins		Proposal: 29 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> o Invercannie WTW has capacity but Torphins WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO₂ emissions. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	0	<ul style="list-style-type: none"> o River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. 	0

		<ul style="list-style-type: none"> o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	
Landscape	0	o The landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary school is at capacity but the development is of a scale which would have temporary affects. o The site would help raise Torphin primary school roll and sustain local services. 	0
Population	+/0	o Mix of house types proposed will result in a positive effect on housing choice for all groups of the population.	+/0
Human Health	+/?	o Development of the site may lead to improved public access.	+/?
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR035 Phase 2, Land South of Beltie Road, Torphins		Proposal: 21 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> o Invercarnie WTW has capacity but Torphins WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	0
Climatic Factors	-	o No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO ₂ emissions.	0

		<ul style="list-style-type: none"> o The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	--	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> o The landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary school is at capacity, but the development is of a scale which would have temporary affects. o The site would help raise Torphin primary school roll and sustain local services. 	0
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> o Development of the site would lead to improved public access. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR036 Phase 3, Land South of Beltie Road, Torphins		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	-	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Torphins WWTW has limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required." 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO₂ emissions. ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ Mitigation measures, such as a buffer strip or Construction Method Statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The landscape experience is likely to change – development of phases 1 and 2 would be required prior to this phase. 	-
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary school is at capacity, but the development is of a scale which would have temporary affects. ○ The site would help raise Torphin primary school roll and sustain local services. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the archaeological site contained within the development area. ○ The impact could be mitigated by reducing the allocation to avoid the archaeological site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR069 Land at Wester Beltie, South West of Torphins Golf Club, Torphins		Proposal: 12 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ Invercarnie WTW has capacity but Torphins WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to some services) and increased emissions, although impact negated by its scale and location immediately adjacent to the disused railway footpath link to Torphins. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could form part of the open space provision. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	+/?	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development of this greenfield site (overgrown field) is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation but there may be some disturbance to species that use the site as a habitat. ○ The development may result in some loss of existing trees, woodland and hedges, but proposes to include habitat creation through site development (open space areas). 	+/?
Landscape	0	<ul style="list-style-type: none"> ○ The proposal is of a scale and in a location, which is unlikely to have any impacts on landscape quality. ○ Over a long-term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The secondary school is over capacity and this site is likely to exacerbate this issue however due to the scale it will only have a temporary effect. ○ The site would help raise Torphin primary school roll and sustain local services. 	0

Population	-	<ul style="list-style-type: none"> o House types unknown except all detached, potentially resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. Proposer states that site development could enable path extension. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o Development is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TOWIE

Preferred Sites

Site Ref: OP1 (MR051) Land adj to the Hall, Towie, Alford		Proposal: 5 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	--	<ul style="list-style-type: none"> ○ There is no WWTW for this area – private treatment will be required. This is a reversible short-term impact. ○ WTW available. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of this greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will provide some biodiversity enhancement. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change in a minor way - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ The development located in the Upper Don Valley SLA will impact locally on the naturalness created by the river corridor and relationship to adjacent CNP (sense of remoteness/wildness), and in Strath and Valley/South & Central Donside area, the landscape character assessment deems this area sensitive to encroachment of the built environment. 	0

		o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	
Material Assets	0	o The proposal will not lead to any significant pressure on local infrastructure.	0
Population	0	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population, but 25% affordable housing provided. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	+/0
Human Health	0	o Would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	-/?	o The development may have small permanent negative effect on the adjacent archaeological sites (notably Towie Castle and potential related archaeological findings). The development may weaken the sense of place, and the identity of the existing settlement. o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. o Mitigation in the form of an archaeological evaluation would determine impact, if any.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

WHITEHOUSE

Preferred sites

None.

Alternative Sites

None.

LANDWARD – BALLOGIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR025 Ballogie Housing Site 1, Ballogie		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	-
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. o The development is in close proximity to an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. o This could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. 	0

		<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Clachnaben and Forest of Birse Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Mitigation such as in the form of woodland would also alter the character of the landscape. 	--
Material Assets	0/?	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access and water, which will have an unknown effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0/?
Population	+	A mix of house types is proposed resulting in a housing choice for all groups of the population.	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR026 Ballogie Housing Site 2, Ballogie		Proposal: 9 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. 	-

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	
Climatic Factors	0	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o River Dee SAC is set to the northeast. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Clachnaben and Forest of Birse Special Landscape area and the proposal will have a limited impact on the landscape character. o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0/?	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access and water, which will have an unknown effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0/?
Population	+/0	<ul style="list-style-type: none"> o A mix of house types is proposed resulting in a housing choice for all groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR027 Ballogie Housing Site 3, Ballogie		Proposal: 9 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Clachnaben and Forest of Birse Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Mitigation such as in the form of woodland would also alter the character of the landscape. 	--
Material Assets	0/?	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access and water, which will have an unknown effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0/?
Population	+/0	<ul style="list-style-type: none"> ○ A mix of house types is proposed resulting in a housing choice for all groups of the population. 	+/0

Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – BRIDGE OF ALFORD

Preferred Sites

None.

Alternative Sites

Site Ref: MR052 Land North East of Waterside Gardens, Bridge of Alford		Proposal: 6 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-/?	<ul style="list-style-type: none"> ○ The WWTW/WTW capacity is unknown for this area. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. There is a watercourse on site. ○ The site is adjacent is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should be integrated as positive feature of the development. A Flood Risk Assessment may also be required.” 	?

Climatic Factors	0	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	-	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in a minor loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	+/?	<ul style="list-style-type: none"> o Current agricultural farmland of limited biodiversity value. o The development is not likely to maintain or enhance existing green networks (no green network in the area). o The development will result in some loss of existing trees, woodland and hedges, but be offset by new tree/hedgerow planting to restore habitat o Biodiversity enhancement proposed through native tree planting, ponds/soakaways, habitat walls, wildflowers in verges, nectar rich plant species but subject to private homeowners maintaining long-term. 	+/?
Landscape	0	<ul style="list-style-type: none"> o The proposal is of a scale which is unlikely to have any effects on landscape quality. o The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will not significantly change. o The landscape experience is unlikely to change in terms of openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. o Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> o There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity, education provision at school, which, owing to the small scale of the proposal will have limited effect. 	0
Population	-	<ul style="list-style-type: none"> o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health. o No significant impact on existing pathways or access to open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Adjacent to the archaeological site but unlikely to impact on it or its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – HIRN

Preferred Sites

None.

Alternative Sites

Site Ref: MR079 Land at Hirn, by Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	+	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in remediation of contaminated soil. 	+
Biodiversity	+	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The proposal would see overdevelopment of this rural area and significantly alter its rural character. 	-

Material Assets	-	o There are a number of infrastructure constraints associated with the site, namely road access via C Class and unclassified roads (no mitigation measures proposed) and education provision at Crathes Primary School, which will have a long-term affect.	-
Population	-	o A limited mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	0/+
Human Health	0	o It would not result in loss of open space/core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – LARGUE

Preferred Sites

None.

Alternative Sites

Site Ref: MR048 Land South West of Largue, Huntly		Proposal: 6 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	--	<ul style="list-style-type: none"> ○ No WWTW capacity – private treatment anticipated. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements as there are few services available locally. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. 	-

		<ul style="list-style-type: none"> ○ Site is located in Agricultural Heartlands/Northern Rolling Lowlands area – large scale simple, bold pattern disturbed by patchy development. ○ The landscape experience is likely to change – in particular line, pattern, movement, visual associations will change: ○ Landscape has distinctive, bold pattern (large rounded hills rising and falling forming sweeping curves drawing the eye across the terrain). 	
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to a significant increase in pressure on local facilities. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The development will not affect the historic environment. ○ The development may weaken the sense of place. ○ The impact could be mitigated by excluding the asset from the development area and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – MONTGARRIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR006 North of Atholhill, Montgarrie		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW is not available for this area and it is proposed to be served by private waste water. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> o The nature of land use in the area will not be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is unlikely likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	0
Material Assets	0	<ul style="list-style-type: none"> o Due to the scale of the proposal it will have a temporary effect on infrastructure and education. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. 	0/+

		o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the Settlement Statement (e.g. in the vision statement).	
Human Health	0	o Would not result in loss of open space or core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o Risks are associated with lack of active links back to the village.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR032 Land at Montgarrie East, Alford		Proposal: 30 homes, mixed tenure	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o Invercannie & Mannofield WTW and Alford WWTW have limited capacity - an upgrade to an adoptable standard would be required. This is a reversible short-term impact. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term	0
Climatic Factors	-/0	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale it likely to have only a minor negative effect. o The development is in an area identified at risk from surface water flooding on the southern edge of the site and is likely to have a long-term effect on climate and the water environment. This part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a Flood Risk Assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	-/0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	o The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area.	0
Landscape	-	o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.	-

		<ul style="list-style-type: none"> ○ Lowland mosaic of wooded estates and open farmland impacted to some degree. Agricultural Heartlands/Howe of Alford: disrupting sense of identity (village has distinctive shape and pattern defined by crossroads). ○ The landscape experience is unlikely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ Mitigation such as tree planting would alter the character of the area due to the scale. 	
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely secondary education which will have a temporary effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> ○ Mix house types proposed resulting in housing choice for a range of groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space/core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Close proximity to existing woodland provides opportunity for walking/active leisure. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		