

ABERDEENSHIRE
Habitats Regulations
Appraisal
April 2020

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Habitats Regulations Appraisal Record

Assessment of Proposed Aberdeenshire Local Development Plan 2020

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1. Background to Habitats Regulations Appraisal (HRA)

- 1.1 The Conservation (Natural Habitats, & c.) Regulations 1994, as amended, requires Local Development Plans (LDPs) to be the subject of a Habitats Regulations Appraisal (HRA).
- 1.2 This Habitat Regulations Appraisal (HRA) statement has been prepared for the Proposed Aberdeenshire Local Development Plan 2020. Habitat Regulations Appraisal is a requirement of Article 6(3) of the Habitats Directive, which have been transposed into The Conservation (Natural Habitats, & c.) Regulations 1994 (as amended). The appropriate time to publish a record of HRA in support of a Local Development Plan is at the same time as publishing the Proposed Plan, Proposed Action Programme and revised Environmental Report.
- 1.3 The LDP can only be adopted if it can be ascertained that the Plan will not adversely affect the integrity of a European Site. The Council, as ‘the competent Authority’, can only agree to the Plan after having ascertained that it will not adversely affect the integrity of any European site, both within and outside the area of the Plan.
- 1.4 This HRA follows the staged appraisal process set out in SNH's Habitats Regulations Appraisal of Plans - Guidance for Plan-Making Bodies in Scotland v. 3.0 January 2015. This facilitates the systematic assessment of the potential effects of the Main Issues Report of Aberdeenshire Council's policies and proposals (primarily site allocations). Where it is not possible to rule out the risk of ‘significant effects’ then the relevant aspects of the Proposed Aberdeenshire Local Development Plan (Proposed ALDP) will require an “appropriate assessment”.
- 1.5 European sites comprise of:
 - i) Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC) designated under the European Commission's Habitats Directive, which seeks to ensure the conservation of a wide range of rare, threatened or endemic animal and plant species. Some 200 rare and characteristic habitat types are also targeted for conservation in their own right. It is Scottish Government policy to treat proposed SACs (pSACs) (and proposed SPAs (pSPAs), and proposed Ramsar sites) as if they are fully designated European sites.¹

¹ Paras 1.11 and 7.7 of the 2015 guidance note that it is Scottish Government policy to treat proposed SPAs (pSPAs) and proposed SACs (pSACs) as if they are fully designated European sites, and that therefore for ease these might be referred to as European sites.

- ii) Special Protection Areas (SPA) and proposed Special Protection Area (pSPA)² classified under the European Commission's Birds Directive, which aims to protect all of the 500 wild bird species naturally occurring in the European Union. Habitat loss and degradation are the most serious threats to the conservation of wild birds. The Directive therefore places great emphasis on the protection of habitats for endangered and migratory species and establishes a network of Special Protection Areas (SPAs) including all the most suitable territories for these species.
- 1.6 To enable the long-term survival of Europe's most valuable and threatened species and habitats SACs and SPAs also form a coherent European Union wide ecological network known as 'Natura 2000'. On the exit of the UK from the Europe Union, Natura Sites will be known as the UK site network in Scotland, and they will continue to have the same protections they had when the UK was a member state of the European Union.
- 1.7 Currently, under Article 6 (3 & 4) of the European Habitats' Directive any plan or project likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, must undergo an Appropriate Assessment to determine its implications for the Nature Conservation site. The competent Authority can only agree to the plan or project after having ascertained that it will not adversely affect the integrity of the site concerned (Article 6.3). In exceptional circumstances, a plan may still be allowed to go ahead, in spite of a negative assessment, provided there are no alternative solutions and the plan or project is considered to be of overriding public interest. In such cases the Member State must take appropriate compensatory measures to ensure that the overall coherence of the Natura 2000 Network is protected (Article 6.4).
- 1.8 This paper should be read along with the Strategic Environmental Assessment (SEA) as part of the Aberdeenshire Main Issues Report and Proposed Aberdeenshire Local Development Plan.

2. Proposed Aberdeenshire Local Development Plan 2020

- 2.1 The Proposed Aberdeenshire Local Development Plan 2020 outlines a vision for the spatial development of Aberdeenshire to 2031. It identifies sites for future development, supported by planning policies and appendices. The contents of the Proposed ALDP includes the vision, objectives, policies, and appendices, containing detailed information on the Settlement Statements outlining opportunity sites and other site-specific matters.

The Purpose of the Plan and its Outcomes

- 2.2 The vision for the Proposed ALDP builds upon the National vision and four outcomes set out within Scottish Planning Policy (2014). Reference is also made to the Regional vision set out in the Aberdeen City and Shire Strategic Development Plan 2020 and then sets out its own Local vision and a set of six purposes for the Plan. These are:
- To promote sustainable mixed communities with the highest standards of design.
 - To take on the challenges of sustainable development and climate change.
 - To protect and improve assets and resources.
 - To increase and diversify the economy.
 - To promote the creation of green networks within and between settlements.
 - To make efficient use of the transport network, reduce the need to travel and promote walking, cycling and public transport.
- 2.3 These are delivered by a comprehensive suite of policies and site allocations. Policies are detailed in Appendix 1.
- 2.4 A full list of opportunity sites is provided in Appendix 2.

3. Identifying the European Sites

3.1 In Scotland, as of 31 March 2017, there were 253 SACs, 153 SPAs and 51 Ramsar sites in Scotland, which account for approximately 15% of Scotland's land surface. The appropriate assessment under the Habitats Regulations must:

- focus exclusively on the qualifying interests of the Natura site; and
- clearly use the site's conservation objectives to help conduct the appraisal.

3.2 Table 3.1 provides a summary list of the European sites that were assessed for potential impact. In the assessment new sites were assessed for potential adverse impacts on the aquatic environment, effect on mobile species, their vulnerability to recreational pressure, their potential to be affected by increased development and the effects on the coast. Information from the HRA 2017 was evaluated for existing sites rolled forward. In combination effects were also considered.

Table 3.1 Summary of Potential Impacts on Aberdeenshire Natura 2000 (or equivalent) Sites

European Sites		Effect on aquatic environment	Effect on mobile species	Vulnerable to recreational pressure	Increased amount of development	Could affect the coast
1	Buchan Ness to Collieston SAC	✓	✓	✓	✓	✓
2	Buchan Ness to Collieston SPA	✓	✓	✓	✓	✓
3	Garron Point SAC		✓	✓		✓
4	Hill of Towanreef SAC			✓	✓	
5	Red Moss of Netherley SAC				✓	
6	Reidside Moss SAC	✓				
7	River Dee SAC	✓	✓		✓	

8	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	✓	✓	✓		✓
9	Sands of Forvie SAC	✓		✓		✓
10	Turclossie Moss SAC	✓			✓	
11	Fowlsheugh SPA					✓
12	Loch of Skene SPA			✓		
13	Loch of Strathbeg SPA	✓	✓			
14	Troup, Pennan and Lion's Heads SPA	✓		✓		✓
15	Moray Firth SAC	✓				✓
16	Moray Firth SPA	✓				
17	Mortlach Moss SAC	✓				
18	Muir of Dinnet SPA	✓	✓	✓		
19	Cairngorms Massif SPA		✓	✓		
20	Montrose Basin SPA	✓	✓			

3.3 Table 3.2 provides details of Natura 2000 sites found in Aberdeenshire and on which development sites could have an impact.

Table 3.2: Qualifying European Sites and its Current Conditions

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
<p>Buchan Ness to Collieston SAC (208.62 ha)</p>	<p>To avoid deterioration of the qualifying habitat (i.e. vegetated sea cliffs) and to ensure long term maintenance of specified features.</p> <p>To ensure that the qualifying habitats are maintained in the long term, the plan is to:</p> <ul style="list-style-type: none"> • Distribution of the habitat within the site. • Extent of the habitat on site. • Distribution of the special species of the habitat. • Viability of the special species as components of the habitat. • Processes supporting the habitat. 	<p>Vegetated sea cliffs of the Atlantic and Baltic Coasts.</p> <p>Site Characteristics include: Shingle, sea cliffs, bogs, islets (30%), marshes, water fringed vegetation, fens (0.5%) heath, scrub, maquis & garrigue, humid grassland, mesophile grassland (64.5%).</p>	<p>Favourable Declining</p>	<p>Applications have been considered for developments, primarily electricity (exc. renewable energy) development. A few houses have been granted.</p> <p>There are no other development allocations within or in close proximity.</p>	<p>The site is vulnerable to direct disturbance to the habitats or from run-off from nearby development. Habitats unlikely to be affected by increased recreational impacts.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> No significant disturbance of the special species. 				
Buchan Ness to Collieston SPA (5,400 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained.</p> <p>To maintain in the long term, it is important to ensure:</p> <ul style="list-style-type: none"> Population of the species as a viable component of the site. Distribution of the species within the site. Distribution and extent of habitats supporting the species. 	<p>Fulmer (<i>Fulmarus glacialis</i>), breeding</p> <p>Guillemot (<i>Uria aalge</i>), breeding</p> <p>Seabird assemblage, breeding</p>	<p>Unfavourable declining (2007)</p> <p>Favourable declining (2007)</p> <p>Unfavourable No change (2007)</p> <p>The low and broken cliffs shows many erosion features. The varied coastal vegetation on the ledges and cliff tops include maritime heath, grassland and</p>	<p>Applications have been considered for developments, primarily electricity (exc. renewable energy) development. A few houses have been granted.</p>	<p>The site is vulnerable to direct disturbance to breeding birds e.g. from recreational use of the cliffs and rock climbing. Clifftop footpath unlikely to have an impact on habitats.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species. 		brackish flushes.		
Garron Point SAC (15.58 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site. 	Narrow-mouthed whorl snail (<i>Vertigo angustior</i>)	Favourable Maintained	<p>Applications have been approved for dwelling-houses, tourist accommodation, wind turbines and many more.</p> <p>No allocations have been made.</p>	<p>More development close to the site could result in deterioration of habitat and specialised species, particularly from recreational uses.</p> <p>Erosion, wood burning and grazing activities.</p> <p>Potential site erosion from human activity.</p> <p>Marine Oil pollution and long-term rising sea level.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Distribution of the species within the site. • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance from changes. 				
Hill of Towanreef SAC (1885.92 ha)	To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features:	Grasslands on soils rich (heavy metals)	Favourable Mainland habitat	There are number of wind turbines (& farms) found surrounding the site along with a few houses. There are no allocated sites surrounding the SAC.	Direct habitat loss from development. Extension of Muirburn onto blanket bog resulting loss of habitat. Loss of Sphagnum cover due to frequent visit by recreational walkers. Potential depletion of carbon sink.
		Blanket bog	Unfavourable Recovering		
		Juniper on heaths or calcareous grasslands	Favourable Maintained		
		Marsh saxifrage (<i>Saxifraga hirculus</i>)	Favourable		
		Dry Heaths	Unfavourable Recovering		
		Alpine and subalpine heaths	Favourable		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Extent of the habitat on the site. • Distribution of the habitat within the site. • Structure and function of the habitat. • Processes supporting the habitat. • Distribution of typical species of the habitat. • Viability of typical species as components of the habitat. • No significant disturbance of typical species of the habitat. 				
Red Moss of Netherley SAC (92.52 ha)	To avoid deterioration or significant disturbance of the habitats of the qualifying species while	Degraded raised bog	Unfavourable No Change	There is an allocated opportunity site set to the east. A high number of	Abandonment of past activities are no longer a threat. Some of the drains are within the central
		Active raised bog	Unfavourable No Change		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained:</p> <ul style="list-style-type: none"> • Distribution of the habitat within the site and special species within the habitat. • Extent of the habitat on the site. • Structure and function of the habitat. • Viability of typical species as components of the habitat. • Processes of supporting the habitat. • No significant disturbance of 			<p>houses have been approved in the surrounding area surrounding.</p> <p>Extensive drainage and cutting over the bog.</p> <p>Lowered water table.</p>	<p>part and active, although not maintained.</p> <p>Damage from muirburn, grazing and prospecting for minerals.</p> <p>An ongoing problem on parts of the site is scrub encroachment.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	typical species of the habitat.				
Reidside Moss SAC (87.17 ha)	<p>To avoid deterioration of habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Extent of the habitat on the site. 	<p>Active raised bog</p> <p>Degraded raised bog</p>	<p>Unfavourable Recovering</p> <p>Unfavourable Recovering</p>	Existing drains, woodland, encroachment, grazing, cultivation and afforestation influences the site.	Existing management agreement covering part of the site that controls afforestation, grazing and cultivation which aims to address the key concerns.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes					
	<ul style="list-style-type: none"> • Structure and function of the habitat. • Distribution of habitat within the site. • Processes supporting the habitat. • Distribution of typical species of the habitat. • Viability of typical species as components of the habitat. • No significant disturbance of typical species of the habitat. 									
River Dee SAC (2446.82ha)	To avoid deterioration of habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td data-bbox="887 1118 1240 1193">Atlantic Salmon (<i>Salmo salar</i>)</td> <td data-bbox="1240 1118 1476 1193">Favourable</td> </tr> <tr> <td data-bbox="887 1193 1240 1233">Otter (<i>Lutra lutra</i>)</td> <td data-bbox="1240 1193 1476 1233">Favourable</td> </tr> <tr> <td data-bbox="887 1233 1240 1410">Freshwater pearl mussel (<i>Margaritifera margaritifera</i>)</td> <td data-bbox="1240 1233 1476 1410">Unfavourable</td> </tr> </table>	Atlantic Salmon (<i>Salmo salar</i>)	Favourable	Otter (<i>Lutra lutra</i>)	Favourable	Freshwater pearl mussel (<i>Margaritifera margaritifera</i>)	Unfavourable	Site is affected by housing and other developments, water abstraction, waste water	The River Dee Integrated Catchment Management Plan is in place and there is guidance on best practice for river engineering works.
Atlantic Salmon (<i>Salmo salar</i>)	Favourable									
Otter (<i>Lutra lutra</i>)	Favourable									
Freshwater pearl mussel (<i>Margaritifera margaritifera</i>)	Unfavourable									

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species, including range of genetic types for salmon, as a viable component of the site. • Distribution of species within the site. • Distribution and viability of freshwater pearl mussel host species. 			<p>disposal and river engineering. There is a potential risk to interests from pollution during construction.</p> <p>There is a significant recreational use, which causes corrosion and pollution.</p>	<p>Freshwater pearl mussels and salmon are vulnerable to effects on water quality (such as effects of pollution, including from sediment and low water flows). High flow events increase the risk of mortality of pearl mussels and juvenile salmon. Development is limited within the Dee SAC catchment. All developments at very close proximity are subject to consultation with SNH.</p> <p>Habitat loss due to pollution and other factors.</p> <p>Recreational uses are unlikely to have an</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> Structure, function and supporting processes of habitats and supporting freshwater pearl mussel host species. 				<p>impact on water quality, or terrestrial species dependant on the river and its tributaries.</p> <p>Water abstraction is managed by licence by Scottish Water and SEPA.</p>
Ythan Estuary, Sands of Forvie and Meikle Loch SPA (1016.24 ha)	To avoid deterioration of habitats of the qualifying species or significant disturbance to the qualifying species, while ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features.	Little tern (<i>Sternula albifrons</i>), breeding	Favourable Maintained	Tourist activities such as walking and cycling causes erosion. Leisure development, onshore wind, micro-renewables, housing and other developments also causes disturbance to habitat.	Overdevelopment would disturb and restrict movement of special species. Recreational uses could have a significant adverse effect. Burning will damage sensitive habitats and species. Tern colonies are vulnerable to damaging activities and disturbance from recreation. Tern breeding is vulnerable
		Sandwich tern (<i>Sterna sandvicensis</i>), breeding	Favourable Maintained		
		Lapwing (<i>Vanellus vanellus</i>), non-breeding	Favourable Maintained		
		Elder (<i>Somateria mollissima</i>), non-breeding	Favourable Maintained		
		Redshank (<i>Tringa totanus</i>), non-breeding	Favourable Maintained		
		Common tern (<i>Sterna hirundo</i>), breeding	Unfavourable		
		Pink-footed Goose (<i>Anser</i>	Favourable Maintained		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution of the species within the site. • Distribution and extent of habitats supporting the species. • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species. 	<p>brachyrhynchus), non-breeding</p> <p>Waterfowl assemblage, non-breeding</p>	<p>Favourable Maintained</p>		<p>to predation and the periodic overtopping of the favoured shingle beds by sand. Effects on eutrophication on the estuary and its flora and fauna. Invertebrates, which are the prey of waterfowl, are vulnerable to build up of algal mats.</p> <p>Fox control measures and bye laws are controlling the disturbance.</p>
	<p>To avoid deterioration or significant</p>	<p>Shifting dunes</p>	<p>Favourable Maintained</p>	<p>There are a few houses that have</p>	<p>This SAC site is highly active and</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
<p>Sands of Forvie SAC (734.02 ha)</p>	<p>disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats are maintained over the long term:</p> <ul style="list-style-type: none"> • Structure and function of the habitat. • Extent of the habitat on the site. • Distribution of the habitat within the site. • Processes supporting the habitat. 	Lime-deficient dune heathland with crowberry	Favourable Maintained	<p>been built. There is a Visitor Centre, walking paths etc. related to tourism have been established. The developments that have been carried out so far are not encroaching, however, future developments are getting closer to the SAC site. The Trunk road is also a factor.</p>	<p>mobile along the fringe but the older dunes have stabilised and largely support heathland and grassland. Very little active management is required to maintain the habitats of interest. Unbridled recreational use could have a very significant impact.</p>
		Shifting dunes with marram	Favourable Maintained		
		Humid dune slacks	Favourable Maintained		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Viability of typical species as components of the habitat. • No significant disturbance on the special species have been recorded. 				
Turclossie Moss SAC (62.77 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure the qualifying habitats that the following are</p>	Degraded raised bog	Unfavourable No change	Factors affecting the site include past cut-over bog resulting in lowered water table. Turclossie Moss is a remnant of a much larger peatland. Soil and Geology is acidic, nutrient poor and peat.	There is no danger of this site being damaged or disrupted.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>maintained in the long term:</p> <ul style="list-style-type: none"> • Distribution of the habitat within the site and distribution of typical species of the habitat. • Viability of typical species as components of the habitat. • Processes supporting the habitat. • Structure and function of the habitat. • No significant disturbance of typical species of the habitat. 				
Fowlsheugh SPA (1303.54 ha)	To avoid deterioration or significant disturbance of the habitats of the qualifying species while	Razorbill (<i>Alca torda</i>), breeding	Favourable Maintained	Stonehaven is close by and there is business land allocated close to the site.	There is no significant threat identified for this site and special species that reside here. While unbridled
		Kittiwake (<i>Rissa tridactyla</i>), breeding	Favourable Maintained		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>ensuring that the integrity of the site is maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution and extent of habitats supporting the species. • Distribution of the species within the site. 	<p>Guillemot (<i>Uria aalge</i>), breeding</p> <p>Fulmar (<i>Fulmarus glacialis</i>), breeding</p> <p>Herring gull (<i>Larus argentatus</i>), breeding</p> <p>Seabird assemblage, breeding</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Unfavourable Maintained</p> <p>Favourable Maintained</p>	<p>It is unlikely to have any effect. Developments are minimal and tourism/leisure developments have been considered.</p>	<p>recreational use could cause harm, this site is managed as a nature reserve by the presented owners, the RSPB, who have upgraded the public footpath. The site attracts tourist and may result in soil erosion and pollution from tourist activities.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species. 				
Loch of Skene SPA	<p>To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p>	<ul style="list-style-type: none"> •Greylag Goose (Anser anser) 	Unfavourable Declining	There are no allocations, planning consents affecting this site.	No negative pressures identified. Limited recreational use.
		<ul style="list-style-type: none"> •Goldeneye (Bucephala clangula) 	Favourable Maintained	There are conflicts due to geese feeding on surrounding farms. This results in shooting the birds which	Conflict between the surrounding farms and geese because the geese feed on the farms.
		<ul style="list-style-type: none"> •Goosander (Mergus merganser) 	Unfavourable Declining		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution of the species within the site. • Distribution and extent of habitats supporting the species. • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species. 			<p>leaves the roost in disturbance.</p> <p>Pink footed geese now occur on the Loch in very high numbers.</p>	
Loch of Strathbeg SPA/RAMSAR (615.94 ha)	To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is	<p>Sandwich tern (<i>Sterna sandvicensis</i>), breeding</p> <p>Pink-footed goose (<i>Anser brachyrhynchus</i>), non-breeding</p>	<p>Unfavourable Declining</p> <p>Favourable Maintained</p>	There are conflicts due to the geese feeding on the farms. This results in shooting the	Conflict between the surrounding farms and geese because the geese feed on the farms.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>maintained and appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution and extent of habitats supporting the species. • No significant disturbance to the species and allowing them to distribute within the site. 	<p>Waterfowl assemblage, non-breeding</p> <p>Whooper swan (Cygnus Cygnus), non-breeding</p> <p>Teal (Anas crecca), non-breeding</p> <p>Greylag Goose (Anser anser), non-breeding</p>	<p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Favourable Maintained</p> <p>Unfavourable No change</p>	<p>birds which leaves the roost in disturbance.</p>	<p>Unbridled recreational use is unlikely.</p> <p>RSPB is managing to reduce conflicts. For example, disturbance is being regulated by RSPB's purchase of some of the shooting rights by providing a license.</p> <p>SNH have piloted a Loch of Strathbeg Goose Management Scheme to alleviate the conflict between geese and farming.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> Structure, function and supporting processes of habitats supporting the species. 				
Tips of Corsemaul and Tom Mor SPA (83.71 ha)	<p>To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site and the species are maintained.</p> <p>To ensure the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Population of the species as a viable component of the site. Distribution of the species within the site. 	Common gull (<i>Larus canus</i>), breeding	Unfavourable No change	Applications have been considered and granted for offshore wind farms and housing developments.	<p>The site is managed as a grouse moor and rough grazing, these would have an impact on the change in the layout of the site over the long term.</p> <p>Common gulls are vulnerable to predation from crows and foxes as well as from rotational muirburn.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Distribution and extent of habitats supporting the species. • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species 				
Troup, Pennan and Lion's Heads SPA (3367.21 ha)	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p>	<p>Herring gull (<i>Larus argentatus</i>), breeding</p> <p>Razorbill (<i>Alca torda</i>), breeding</p> <p>Kittiwake (<i>Rissa tridactyla</i>), breeding</p> <p>Seabird assemblage, breeding</p> <p>Guillemot (<i>Uria aalge</i>), breeding</p> <p>Fulmar (<i>Fulmarus recreation glacialis</i>), breeding</p>	<p>Unfavourable No change</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p> <p>Unfavourable Declining</p>	<p>Applications have been considered for offshore wind, onshore wind, marine activities, other developments and water abstraction.</p>	<p>Recreational use on the cliff top is unlikely to have an Impact on the site.</p> <p>The offshore wind farm is set towards further north, however, visible from the site. All other activities are minimal.</p> <p>SNH is engaged in a programme of monitoring seabird populations.</p>

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution of the species within the site. • Distribution and extent of habitats supporting the species. • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species 				
Moray Firth SPA (151347.17ha)	To avoid deterioration or significant disturbance of the habitats of the qualifying species while ensuring that the integrity of the site is maintained and	Shag (<i>Phalacrocorax aristotelis</i>), breeding Common scoter (<i>Melanitta nigra</i>), non-breeding Eider (<i>Somateria mollissima</i>), non-breeding	Favourable Maintained Favourable Maintained Favourable Maintained	Recreational Dolphin watching. Dolphins can be affected by coastal or marine developments	The species are vulnerable to disturbance, harassment, contamination, reduction of food availability, traumatic death and injury.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>appropriate contribution is made to achieve favourable consideration status for each of the qualifying features.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Distribution of habitat within the site. • Processes supporting the habitat. • Distribution of typical species within the site. • Minimising development 	<p>Goldeneye (<i>Bucephala clangula</i>), non-breeding</p> <p>Great northern diver (<i>Gavia immer</i>), non-breeding</p> <p>Long-tailed duck (<i>Clangula hyemalis</i>), non-breeding</p> <p>Red-breasted merganser (<i>Mergus serrator</i>), non-breeding</p> <p>Red-throated diver (<i>Gavia stellata</i>), non-breeding</p> <p>Scaup (<i>Aythya marila</i>), non-breeding</p> <p>Slavonian grebe (<i>Podiceps auritus</i>), non-breeding</p> <p>Velvet scoter (<i>Melanitta fusca</i>), non-breeding</p>	<p>Favourable Maintained</p>	<p>generating significant underwater noise.</p> <p>Need to restore bottlenose dolphin population at a viable level.</p>	

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<p>surrounding the site.</p> <ul style="list-style-type: none"> • Viability of typical species as components of the habitat. • No significant disturbance of typical species of the habitat. • Population of the species as a viable component of the site. 	Bottlenose dolphin (<i>Tursiops truncatus</i>)	Favourably maintained		
Mortlach Moss SAC (12.36ha)	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>Any works should ensure that no disturbance is caused to the site and the habitat of the typical</p>	Base-rich fens	Favourable Maintained	Changes to the landscape character due to agriculture or forestry.	Recreational use is unlikely but could have an effect on erosion and pollution.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	species is allowed to distribute within the site without any disturbance.				
Glen Tanar SAC and SPA (4178.58 ha)	To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained. To ensure for the qualifying habitats that the following are maintained in the long term: <ul style="list-style-type: none"> • Distribution of habitat within the site. • Processes supporting the habitat. • Distribution of typical species within the site. 	Blanket bog	Favourable Maintained	Blanket bog - water management.	Nature Reserve Agreement. Recreational uses are unlikely to have an impact on the habitats or qualifying species.
		Caledonian forest	Favourable Maintained		
		Dry heaths	Favourable Maintained		
		Otter (<i>Lutra lutra</i>)	Favourable Maintained		
		Wet heathland with cross-leaved heath	Favourable Maintained		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Viability of typical species as components of the habitat. • No significant disturbance of typical species of the habitat. 				
Cairngorm Massif SPA (187484.85 ha)	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Distribution of the habitat within site. 	Golden eagle (<i>Aquila chrysaetos</i>), breeding	Favourable Maintained	Proactive on-site management.	Recreational uses could have an impact on the quality of the habitats.

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes					
	<ul style="list-style-type: none"> Processes supporting the habitat. Distribution of typical species within the site. 									
Muir of Dinnet SAC	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Distribution of the habitat within site. Processes supporting the habitat. 	<table border="1"> <tr> <td data-bbox="887 627 1240 703">Degraded raised bog</td> <td data-bbox="1240 627 1476 703">Favourable Maintained</td> </tr> <tr> <td data-bbox="887 703 1240 780">Dry heaths</td> <td data-bbox="1240 703 1476 780">Unfavourable Declining</td> </tr> <tr> <td data-bbox="887 780 1240 1369">Otter (<i>Lutra lutra</i>)</td> <td data-bbox="1240 780 1476 1369">Favourable Maintained</td> </tr> </table>	Degraded raised bog	Favourable Maintained	Dry heaths	Unfavourable Declining	Otter (<i>Lutra lutra</i>)	Favourable Maintained	Changes to landscape character due to developments around the site.	<p>It is unlikely that recreational uses could have an impact on the quality of the habitats provided or qualifying species.</p> <p>There are insufficient geese numbers to consider this species any further.</p>
Degraded raised bog	Favourable Maintained									
Dry heaths	Unfavourable Declining									
Otter (<i>Lutra lutra</i>)	Favourable Maintained									

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> Distribution of typical species within the site. 				
Muir of Dinnet SPA	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying habitats that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Distribution of the habitat within the site. Processes supporting the habitat. Distribution of typical species within the site. 	<p>Greylag Goose (Anser anser), non-breeding</p> <p>Name Waterfowl assemblage, non-breeding</p>	<p>Unfavourable Declining</p> <p>Unfavourable No change</p>	Changes to landscape character due to developments around the site.	

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
<p>Montrose Basin</p>	<p>To avoid deterioration of the habitats of the qualifying species (listed below) or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>To ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> • Population of the species as a viable component of the site. • Distribution of the species within the site. • Distribution and extent of habitats supporting the species. 	<p>Greylag Goose (<i>Anser anser</i>)</p>	<p>Unfavourable No change</p>	<p>Impacts on grazing grounds for both Greylag and Pink-Footed geese.</p>	<p>Recreational impacts are unlikely to have an effect on geese grazing grounds.</p>
		<p>Pink-footed Goose (<i>Anser brachyrhynchus</i>)</p>	<p>Favourable Maintained</p>		
		<p>Redshank (<i>Tringa totanus</i>)</p>	<p>Favourable Maintained</p>		
		<p>Waterfowl assemblage</p>	<p>Favourable Maintained</p>		

European Sites & Overall Conclusion	Conservation Objectives	Qualifying Interest	Condition of Site	Allocations or PP or others Affecting Sites	Vulnerability to Changes
	<ul style="list-style-type: none"> • Structure, function and supporting processes of habitats supporting the species. • No significant disturbance of the species. 				

4 Screening of Proposals and Policies within the Proposed Aberdeenshire Local Development Plan 2020

4.1 The purpose of screening is to determine whether any part of the Proposed ALDP, either individually or in combination with other plans or projects, is likely to have a significant effect on any of the Natura 2000 sites listed in Table 3.1 and 3.2 above. In doing so, those aspects of the Proposed ALDP that would be unlikely to have a significant effect are eliminated from further consideration. The remaining (screened in) elements of the Proposed ALDP are taken forward in the appropriate assessment stage.

Natura Sites that could be affected by Developments in the Proposed Aberdeenshire Local Development Plan 2020

4.2 The expected focus of the screening step is to identify the aspects (proposals and policies) of the Proposed ALDP that can be screened out, rather than identifying a list of European sites that the (screened in) proposals and policies will have a likely significant effect upon. Sites were screened out due to no conceivable impacts from development or growth, promoted by the Plan on these sites.

4.3 In Table 4.1, below, we have assessed all the Natura sites for potential impacts and have identified that the following list could be significantly affected by any future proposals and policies in Aberdeenshire. These sites have been scoped into the assessment for analysis in the next stage of the study. Some sites are dismissed thereafter.

Table 4.1 European Sites for which Development Plan Proposals and Policies were Screened into the Assessment following Assessment of Development Plan Proposals and Policies.

Buchan Ness to Collieston SAC
Buchan Ness to Collieston SPA
Loch of Strathbeg SPA
Sands of Forvie SAC
Ythan Estuary, Sands of Forvie and Meikle Loch SPA
Troup, Pennan and Lion's Heads SPA

Loch of Skene SPA
River Dee SAC
Fowlsheugh SPA
Garron Point SAC
Red Moss of Netherley SAC

4.4 Some impacts may have a very wide influence, in particular the impact of water abstraction from the River Dee. Scottish Water have current licences to extract drinking water from the River Dee that are anticipated to meet capacity for both Aberdeen City and those parts of Aberdeenshire that are served from this source³. While not belittling the issues that this may raise post 2031, we are content that, working within the capacity, licenced to Scottish Water, there is sufficient potable water capacity to serve development until that time. This position agrees with and is consistent with the SDP's HRA position. We recognise that urgent discussion is required between Scottish Natural Heritage, Scottish Environment Protection Agency (SEPA), Scottish Water and the Strategic Development Plan Authority to scope this issue in order to meet land allocations likely to be required in the long-term future (2031+) but it is not currently an issue for the Proposed Aberdeenshire Local Development Plan 2020.

³ See appendix 3 Confirmation Letters from Scottish Water

5 Policies Screened IN and OUT for likely significant effects

5.1 As detailed in the initial screening report, published with the Main Issues Report in January 2019, we have screened **out** aspects of the Proposed ALDP on the basis of the following considerations supported by the more explicit reasoning/caveats in the 2015 guidance:

- general policy statements;
- inability to identify effects on any particular European site because the proposal is too general;
- projects referred to in, but not proposed by, the ALDP;
- parts of the ALDP that are intended to protect the natural environment;
- parts of the ALDP that will not in themselves lead to development or other change;
- parts of the ALDP that make provision for change, but which could have no conceivable effect because of the absence of a link or pathway between the Plan and European sites;
- parts of the ALDP which make provision for change but could have no significant effect as their effects are likely to be minimal; and
- parts of the ALDP that could have no likely significant effect on a site, alone or in combination with other aspects of the same ALDP, or with other plans or projects.

5.2 Some policies may have a very wide area of effect and have been assessed against all Natura 2000 sites. Table 5.1 identifies those policy topics where we have screened **in** policies for consideration of limited significant effects.

Table 5.1 Screening Steps 1 and 2: Results of Screening for Policy Content and Appendices of the Proposed Aberdeenshire Local Development Plan 2020

Policy topic	Theme	Results of screening
Policy B2 Employment and business land	Statement on the release of BUS and employment related OP land releases	Screened in: The development it promotes is specific to the allocations made and the policy cannot be screened out.
Policy R1 Special rural areas	Statement as to planning policy in the green belt and coastal zone	Screened in: The development it promotes is specific to individual sites in the green belt and the coastal zone and requires the application of other policies designed to protect European Sites.
Policy R3 Minerals and hill tracks	Provides the planning context for Minerals developments and Hill tracks	Screened in: The development it promotes is specific to individual sites and requires the application of other policies designed to protect European Sites. No sites are within Natura 2000 areas but development could have impacts on breeding and feeding birds.
Policy H1 Housing land	Promotes the development of opportunity sites identified for housing	Screened in: The development being promoted is specific to the allocations made and until the allocations have been checked individually for the likelihood of significant effects, the policy cannot be screened out. No development sites are on Natura 2000 Sites.
Policy H3 Special needs housing	Statement on the provision of homes for special needs groups	Screened In: There could be conceivable effects on a European Site. Until submissions are made, we cannot assess possible impacts on Nature 2000 sites.

Policy C2 Renewable energy	Provides for the development of renewable energy	Screened in: The development promoted is specific to individual sites.
Appendices		
5	Coastal Zone	Screened in: The Appendix details the areas given protection by the Coastal Zone areas within Policy B4. There will be overlap with Buchan Ness to Clollieston SPA and SAC, Loch of Strathbeg SPA, Sands of Forvie SAC, Ythan Estuary SPA, Fowlsheugh SPA, and Garron Point SAC.
8	Settlement Statements	Screened in: The Appendix details the areas where development will be permitted. No developments are within Natura 2000 sites but there may be recreational impacts on some sites.
14	Special Landscape Areas	Screened in: The Appendix details the areas given protection by the Landscape element within Policy E2. This includes Natura 2000 sites at Buchan Ness to Clollieston SPA and SAC, Loch of Strathbeg SPA, Sands of Forvie SAC, Ythan Estuary SPA, Fowlsheugh SPA, and Garron Point SAC.
15	Areas of Search for Minerals	Screened in: The Appendix details the areas given protection by the minerals the proposal areas of search within Policy P3. No sites are within Natura 2000 sites, but there is possibility of off-site impacts.

Screening Step 3

5.3 All other elements of the Plan that could have no likely significant effects on a European site at all have been screened out at this stage because the policy or proposal:

- Is intended to protect the natural environment.
- That will not themselves lead to development or other change.

- Which make provision for change, but which could have no conceivable effect on a European site, because there is no link or pathway between them and the qualifying interests, or any effect would be a positive effect, or would not otherwise undermine the conservation objectives for the site.
- Which make provision for change, but which could have no significant effect on a European site (and hence is a minor residual effect), because any potential effects would be insignificant.
- For which effects on any particular European site cannot be identified because the policy is too general.

Conclusions from the Screening process

5.4 Proposals identified in the Proposed Aberdeenshire Local Development Plan 2020 fall into two categories. Those that are being rolled forward into the current Plan without material change, and new sites which are being added to the portfolio. In Table 5.2 we have reviewed the previous assessment and reviewed the conclusions that which can be drawn.

Table 5.2 Settlements and Sites from LDP2017 Screened into the Assessment Procedure

	Changes to 2017 Plan	Previous Assessment	New Site Assessment	New Assessment	Site Impacted Upon
Boddam OP1	No changes proposed	IN	Already assessed in HRA2017.	IN	Buchan Ness to Collieston Coast SPA
Crimond OP1, OP2	OP2 is a new allocation (submitted as new bid during MIR consultation)	IN	To be appraised.	IN	Loch of Strathbeg
Cruden Bay OP1, OP2	The site boundary for OP2 has been reduced and allocation reduced to 31 homes	IN	Already assessed in HRA2017	IN	Buchan Ness to Collieston Coast SPA

Hatton OP1, OP2	No changes proposed	IN	Already assessed in HRA2017	IN	Buchan Ness to Collieston Coast SPA
Peterhead OP1, OP2, OP3, OP4, OP5, OP6	OP4, OP5 and OP6 includes parts of existing BUS3 and all of OP6	IN	Already assessed in HRA2017	IN	Buchan Ness to Collieston Coast SPA
Balmedie OP1, OP2, OP3	The proposal, number of homes and area of employment land has increased on OP1. The number of homes has increased on OP2. The proposal and site area have changed for OP3.	IN	Already assessed in HRA2017	IN	Sands of Forvie SAC and SPA
Belhelvie OP1, OP2, OP3	The number of homes has increased for OP1. OP2 and OP3 are new sites (FR024 and FR131)	IN	To be appraised	IN	Sands of Forvie SAC and SPA
Blackdog OP1	No changes proposed	IN	Already assessed in HRS2017	IN	Sands of Forvie SAC and SPA
Ellon OP1, OP2, OP3, OP4, CC1	The site area has increased for OP1. No changes to OP2. Housing number increased on OP3. OP4 includes	IN	Already assessed in HRA2017	IN	Sands of Forvie SAC and SPA

	former OP4 and SR1				
Foveran OP1, OP2, OP3, OP4, OP5	OP3 has changed from an employment to housing allocation (FR066). OP4 and OP5 are new sites (FR066 and FR082)	IN	To be appraised	IN	Sands of Forvie SAC and SPA
Newburgh OP2, OP3	OP3 is a new site (FR029 and FR028)	IN	To be appraised	IN	Sands of Forvie SAC and SPA
Tipperty OP1, OP2	OP1 and OP2 are new sites (FR070, FR071)	IN	To be appraised	IN	Sands of Forvie SAC and SPA
Ythanbank OP1	OP1 is a new site (FR019)	IN	To be appraised	IN	Sands of Forvie SAC and SPA
Cluny/Sauchen OP1	No changes proposed	IN	Already assessed in HRA2017	IN	Loch of Skene SPA
Dunecht OP1	No changes proposed	IN	Already assessed in HRA2017	IN	Loch of Skene SPA
Westhill OP1, OP2, OP3	OP3 is a new site (GR125)	IN	To be appraised	IN	Loch of Skene SPA
Drumoak OP1	No changes proposed	IN	Already assessed in HRA2017	IN	River Dee SAC
Findon OP1	OP1 is a new site (KN084)	IN	To be appraised	IN	River Dee SAC
Kirkton of Maryculter OP1	No changes proposed	IN	Already assessed in HRA2017	IN	River Dee SAC
Park OP1	Number of homes reduced to 13 homes and site boundary altered	IN	Already assessed in HRA2017	IN	River Dee SAC

Aboyne OP1, OP2	No changes proposed	IN	Already assessed in HRA2017	IN	River Dee SAC
Banchory OP1, OP2, OP3, OP4, OP5, OP6	OP5 and OP6 are new sites (MR014, MR061)	IN	To be appraised	IN	River Dee SAC
Finzean OP1	OP1 is a new site (MR008)	IN	To be appraised	IN	River Dee SAC
Inchmarlo OP1, OP2, OP3	OP2 (MR050) and OP3 are new sites. OP3 is an extant planning permission	IN	To be appraised	IN	River Dee SAC
Kincardine O'Neil OP1, OP2, OP3	OP2 is a new site (MR021)	IN	To be appraised	IN	River Dee SAC
Logie Coldstone OP1	OP1 amended proposal and boundaries.	IN	To be appraised	IN	River Dee SAC
Strachan OP1	No changes proposed	IN	Already assessed in HRA2017	IN	River Dee SAC
Tarland OP1, OP2, OP3	OP1 is a new site (MR070)	IN	To be appraised	IN	River Dee SAC
Torphins OP1	OP1 amended proposal and boundaries.	IN	To be appraised	IN	River Dee SAC

New Proposals from the Proposed ALDP 2020

- 5.5 Assessment of new sites and of reasonable alternatives, was conducted in the Scoping Report of the Main Issues Report. Following on from that scoping stage we have included the following sites in the screening assessment phase of the Proposed ALDP. The full assessment of all bid sites is included as Appendix 4 and of the new sites in Appendix 5.

Table 5.3 New Sites Screened into the Assessment

Site
OP2 (New), Land West of Crimond Medical Centre, Crimond, 30 Homes
OP1 (Allocated), Aulton Road, Cruden Bay, 200 Homes and 2ha of commercial land and community facilities
OP2 (BU014), Aulton Road, Cruden Bay, 31 Homes
OP1 (BU022), South of Newton Road, St Fergus, 38 Homes
OP1 (BU037), Land to West of St Combs, St Combs, 30 Homes
OP2 (BU036), Land to West of St Combs (Phase 1), St Combs, 45 Homes
OP1 (Allocated), East End of Park Terrace, Belhelvie, 14 Homes
OP2 (FR131), Land at Cairntack (East), Belhelvie, 41 Homes
OP3 (FR024), Land to the East of Cairn View, Belhelvie, Belhelvie, 49 Homes
OP3 (FR028 & FR029), Land North of School Road, Mill of Newburgh, Newburgh, 160 Homes
OP4 (FR066), Site 2, Land at Blairythan Terrace, Foveran, 20 Homes
OP1 (FR077), Land at Balmedie South, Balmedie, 80 Homes, 11Ha of employment land, mixed commercial land, retail and hotel
OP1 (FR090), OP1 Cromleybank, Ellon, 980 Homes, a new Primary School and associated facilities, and 2ha of Employment Land
Included in Settlement Boundary (FR093), Site at Former Smithy, Main Street, Newburgh, 1 Homes
OP2 (FR124), Land South of Chapelwell, Balmedie, 220 Homes
Infill (KN040), Land at Polston Road, Maryculter, Kirkton of Maryculter, 2-5 Homes
OP1 (KN055), Chapelton, Mix of uses including 4045 homes, up to 11.5ha employment land and 11ha identified as strategic reserve
OP1 (KN074), Land Northwest of Clune Gardens, Woodland of Durriss, 27 Homes
OP1 (KN080), Carron Den Road, Stonehaven, 155 Homes
OP3 (KN087), Ury House, Blue Lodge, Stonehaven, 99 Homes
OP2 (KN102), Land at Ury House, East Lodge (Bid 1), Stonehaven, 212 Homes
OP5 (KN103), Land at East Lodge (Bid 2), Stonehaven, 60 Homes
OP6 (KN104), Mackie Village (Bid 5), Ury Estate, Stonehaven, 91 Homes
OP1 (KN110), Blairs College Estate, Blairs, 325 Homes
OP1 (MR008), Site to East of Finzean Village Hall, Finzean, 8 Homes
OP2 (MR050), Land Southeast of Glencommon Wood, Inchmarlo, 120 Homes
OP3 (MR057), Land at Gallowhill Road, Kincardine O'Neil, Kincardine O'Neil, 8 Homes
OP1 (MR060), Land at Station Garage, Torphins, Mix of uses including 47 homes and a business park

OP6 (MR061), Land at former Glen O'Dee Hospital, Banchory, 40 Homes
OP2 (MR072), Land Adjoining Alastrean House, Tarland, 10 Homes
OP3 (MR073), Land at Village Farm, Melgum Road, Tarland, 36 Homes

5.6 Elements of the Plan that have been screened into the assessment are provided in Tables 5.2, 5.3 and 5.4 summarises the assessment undertaken to ascertain whether any of the screened-in policies will have a LSE on any Natura 2000 site, either individually or in combination with other sites and plans. Effects highlighted under each Natura 2000 site may be, habitat loss, recreational impact, coastal squeeze, water abstraction, effects on hydrology, effects of pollution, disturbance, water quality, and the effects of noise.

Table 5.4 Risk of Likely significant effects from Policies and appendixes

Policy topic	Buchan Ness to Collieston SAC	Buchan Ness to Collieston SPA	Loch of Strathbeg SPA	Sands of Forvie SAC	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	Troup, Pennan and Lion's Heads SPA	Loch of Skene SPA	River Disturbances SAC	Fowlsheugh SPA	Garron Point SAC	Red Moss of Netherley SAC
Policy B1 Employment and business land	Habitat loss Disturbance Recreational Impact	Habitat loss Disturbance Recreational Impact					Habitat loss Disturbance Recreational Impact	Habitat loss Disturbance Recreational Impact			
Policy B4 Special development areas	Habitat loss Disturbance Recreational Impact Coastal Squeeze			Habitat loss Disturbance Recreational Impact, Coastal Squeeze	Habitat loss Disturbance Recreational Impact Coastal Squeeze						

Policy topic	Buchan Ness to Collieston SAC	Buchan Ness to Collieston SPA	Loch of Strathbeg SPA	Sands of Forvie SAC	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	Troup, Pennan and Lion' s Heads SPA	Loch of Skene SPA	River Disturbances SAC	Fowlsheugh SPA	Garron Point SAC	Red Moss of Netherley SAC
Policy R1 Special rural areas	Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact			Disturbance Coastal Squeeze Recreational Impact	Disturbance Coastal Squeeze Recreational Impact	
Policy R3 Minerals and hill tracks	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise	Disturbance Effects of noise
Policy H1 Housing land	Habitat loss Coastal Squeeze Disturbance Effects of noise	Habitat loss Coastal Squeeze Disturbance Effects of noise	Disturbance Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology		Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology Water abstraction	Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology	Effects on Hydrology
Policy H3 Special needs housing	Habitat loss Coastal Squeeze Disturbance Effects of noise	Habitat loss Coastal Squeeze Disturbance Effects of noise	Disturbance Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology		Recreational Impact Effects on Hydrology	Recreational Impact Effects on Hydrology Water Abstraction	Recreational Impact Coastal Squeeze	Recreational Impact Coastal Squeeze	Effects on Hydrology

Policy topic	Buchan Ness to Collieston SAC	Buchan Ness to Collieston SPA	Loch of Strathbeg SPA	Sands of Forvie SAC	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	Troup, Pennan and Lion' s Heads SPA	Loch of Skene SPA	River Disturbances SAC	Fowlsheugh SPA	Garron Point SAC	Red Moss of Netherley SAC
Policy HE3 Helping to reuse listed buildings at risk	Habitat loss Disturbance Water Quality Effects of noise	Habitat loss Disturbance Water Quality Effects of noise					Habitat loss, Disturbance Water Quality Effects of noise	Habitat loss Disturbance Water Quality Effects of noise			
Policy C2 Renewable energy	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss, Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise	Habitat loss Disturbance Effects of noise
Appendix: Coastal Zone	Coastal Squeeze Disturbance	Coastal Squeeze, Disturbance	Coastal Squeeze Disturbance	Coastal Squeeze, Disturbance	Coastal Squeeze, Disturbance	Coastal Squeeze Disturbance	Coastal Squeeze Disturbance		Coastal Squeeze Disturbance	Coastal Squeeze Disturbance	
Appendix: Settlement Statements	Considered on a site by site basis.										
Appendix: LNC Sites	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance		Habitat loss Disturbance	Habitat loss Coastal Squeeze Disturbance	Habitat loss Coastal Squeeze Disturbance	

Policy topic	Buchan Ness to Collieston SAC	Buchan Ness to Collieston SPA	Loch of Strathbeg SPA	Sands of Forvie SAC	Ythan Estuary, Sands of Forvie and Meikle Loch SPA	Troup, Pennan and Lion' s Heads SPA	Loch of Skene SPA	River Disturbances SAC	Fowlsheugh SPA	Garron Point SAC	Red Moss of Netherley SAC
Appendix: Special Landscape Areas	Habitat loss Disturbance Coastal Squeeze	Habitat loss Disturbance Coastal Squeeze		Habitat loss Disturbance	Habitat loss Disturbance Coastal Squeeze	Habitat loss Disturbance Coastal Squeeze					
Appendix: Areas of Search for Minerals								Disturbance Effects of noise Water Quality	Disturbance Effects of noise		

6. Consideration of Likely Significant Effects in Combination

- 6.1 The protective measures of the Directive could be seriously undermined if combinations of plans or projects escaped assessment; their combined effects could be at least as likely to be damaging to a site as the effects of one large plan or project alone. Elements of the Proposed ALDP that have individually been screened out because any effects of change are likely to be minor residual should also be assessed, in combination. These elements of the Proposed ALDP should be considered in combination with any other element of the Proposed ALDP screened out to consider any possible cumulative effect. Elements of the Proposed ALDP that have individually been screened out because they will have no effect at all on a European site or because that element is too general in nature do not require an in combination assessment, since clearly they will also have no cumulative effect, or any cumulative effects cannot be identified.
- 6.2 In the next stage of the HRA process, those policies and settlements/sites that have minor residual effects should be considered together for in combination effects. This in combination test is for example, relevant to plans that would have some potential effect on a site, but that effect alone, would not be likely to be significant, and there are other plans or projects that would add to the Plan's effects, either by making them more likely, or more significant, or both.

6.3 The “in-combination” test may need to include the following types of other plans and projects not considered by the Local Development Plan:

- a) the incomplete parts of projects that have been started but which are not yet completed;
- b) projects given consent but not yet started;
- c) projects that are subject to applications for consent;
- d) projects that are subject to outstanding appeal procedures;
- e) any known unregulated projects that are not subject to any consent;
- f) ongoing projects subject to regulatory reviews, such as discharge consents or waste management licences;
- g) development that has recently been completed but where any residual effects may not form part of the environmental baseline;
- h) policies and proposals that are not yet fully implemented in plans that are still in force; and
- i) draft plans that are being brought forward by other public bodies and agencies.

- 6.4 This stage considers in combination effects, both with other elements of the Proposed ALDP (including aspects of the Plan screened out) and with other plans, projects and strategies already approved around the site in the wider area by Aberdeenshire Council and other neighbouring Local Authorities.
- 6.5 In combination effects have been assessed as shown in table 5.1 below.

Table 6.1 In Combination Effects

Policies Screened as having a negative cumulative LSE (IC1)	Allocations in Plan and other sites increasing burden of water abstraction (IC2)	Other Plans and sites with potential LSE (IC3)
<p>Policy B1 Employment and business land</p> <p>Policy H1 Housing land</p> <p>Policy B4 Special development areas</p> <p>Policy R1 Special rural areas</p> <p>Policy R3 Minerals and hill tracks</p> <p>Policy H3 Special needs housing</p> <p>Policy HE3 Helping to reuse listed buildings at risk</p> <p>Appendix: Coastal Zone</p> <p>Appendix: Settlement Statements</p> <p>Appendix: LNC Sites</p> <p>Appendix: Special Landscape Areas</p> <p>Appendix: Areas of Search for Minerals</p>	<p>Formartine: Balmedie, Belhelvie, Blackdog, Daviot, Ellon, Foveran, Newburgh, Oldmeldrum, Rashierieve, Tipperty, West Pitmillan and Ythanbank.</p> <p>Garioch: Blackburn, Chapel of Garioch, Cluny and Sauchen, Dunecht, Echt, Hatton of Fintray, Inch, Inverurie / Port Elphinstone, Keithhall, Kemnay, Kinmuck, Kintore, Millbank, Newmachar, Old Rayne, Oyne and Westhill.</p> <p>Kincardine and Mearns: Newtonhill, Park, Kirkton of Durris, Kirkton of Maryculter, Chapelton, Drumoak and Marywell.</p> <p>Marr: Aboyne, Alford, Banchory, Clatt, Crathes, Craigwell Aboyne, Finzean, Gartly, Inchmarlo, Keig, Kennethmont, Kincardine O’Neil, Lumphanan, Monymusk, Muir of Fowlis, Rhynie, Strachan and Torphins.</p> <p><i>Other developments that are not yet started or completed and developments that are subject to applications.</i></p>	<p>Aberdeen City Local Development Plan</p> <p>Moray Local Development Plan</p> <p>Angus Local Development Plan</p> <p>Cairngorms National Park Local Development Plan</p> <p>Aberdeen City and Shire SDP</p> <p>Aberdeen City and Shire Regional Transport Strategy</p> <p>Aberdeen Western Peripheral Route</p> <p><i>Due to the dynamic nature of these documents and studies it is not possible to assess cumulative impacts Until these plans are written, at least to a consultative stage it is not possible to come to a conclusion as to whether in combination effects are likely.</i></p>

Table 6.2 Potential Likely Cumulative Significant Effect Impacts of Policies

	Policy B1 Employment and business land	Policy B4 Special development areas	Policy R1 Special rural areas	Policy R3 Minerals and hill tracks	Policy H1 Housing land	Policy H3 Special needs housing	Policy HE3 Helping to reuse listed buildings at risk	Policy C2 Renewable energy	Appendix: Coastal Zone	Appendix: LNC Sites	Appendix: Special Landscape Areas	Appendix: Areas of Search for Minerals
Policy B1 Employment and business land	Potential impact	None	None	None	None	None	Potential impact	None	None	None	Potential impact	None
Policy B4 Special development areas			None	None	None	Potential impact	Potential impact	None	None	None	None	None
Policy R1 Special rural areas				Potential impact	None	None	None	Potential impact	Potential impact	None	None	Potential impact
Policy R3 Minerals and hill tracks					None	None	None	None	Potential impact	None	Potential impact	Potential impact
Policy H1 Housing land						Insignificant	None	None	None	None	None	Insignificant
Policy H3 Special needs housing							None	None	None	None	Insignificant	Insignificant
Policy HE3 Helping to reuse listed								None	Potential impact	None	None	None

	Policy B1 Employment and business land	Policy B4 Special development areas	Policy R1 Special rural areas	Policy R3 Minerals and hill tracks	Policy H1 Housing land	Policy H3 Special needs housing	Policy HE3 Helping to reuse listed buildings at risk	Policy C2 Renewable energy	Appendix: Coastal Zone	Appendix: LNC Sites	Appendix: Special Landscape Areas	Appendix: Areas of Search for Minerals
buildings at risk												
Policy C2 Renewable energy									Potential impact	Potential impact	Potential impact	Potential impact
Appendix: Coastal Zone										Potential impact	Potential impact	Potential impact
Appendix: LNC Sites											Potential impact	None
Appendix: Special Landscape Areas												Potential impact
Appendix: Areas of Search for Minerals												

Settlement Statements and Sites

- 6.6 Existing development sites were assessed under the Habitats Regulation Appraisal Record for the Aberdeenshire Local Development Plan 2017.
- 6.7 Following the screening of the policies and sites in the Proposed ALDP and examination we can conclude that a limited number of sites in the Proposed ALDP would be likely to have a significant effect on European sites, either alone or in combination with other aspects of the same Plan, or other plans or projects. Only sites to be included in the Proposed ALDP are listed here. No cumulative impacts between sites have been identified. The Scoping Assessment is presented in Appendix 4.

7. Appropriate Assessment

7.1 Where there is a risk of a likely significant effect, part of the mitigation applied in the screening process is the application of the policies proposed to be included in the Proposed ALDP. These include a range of measures including prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, Management Plans/Construction Method Statements, lower tier assessments and additional policies. These are as follows:

7.2 Prohibitions:

- Policy E1 sets a presumption against developments that will have LSE on Natura 2000 sites. No new sites have been allocated in Natura 2000 areas. Policy E1 and Appendix 12 (Local Nature Conservation Sites) also prohibits developments detrimental to various important and protected habitats unless a baseline Ecological Survey and Management Plan demonstrate local public benefits that outweigh the ecological value of the site. Only if there are local public benefits will development be allowed that outweighs the ecological value of the site.
- Policies RD1 and RD2 require all developers to make adequate provision for road, waste management, water and waste water facilities, and appropriate connection and treatment for wastewater. These may result in unavoidable development on Natura 2000 sites, but this impact would be minimised and only permitted where the development is of a National interest.

7.3 Management Plans may be required:

- Applicants will be required to submit a Construction Method Statement to include pollution prevention safeguards, drainage arrangements, sewerage treatment arrangements, how locations of outfalls are provided (detailing timing and method of installation), information on important habitats and species in the immediate vicinity, wildlife surveys, riverine buffer strip of approximately 10m from the river bank to the edge of the development ground to reduce disturbance to otters foraging along a riverbank, and information on the proximity of otter holts and resting if relevant.

7.4 Other Provisions are also made:

- Policy C1 promotes water efficiency in development and requires water efficiency measures in new development and this will minimise water abstraction. This should help minimise minor residual effects related to abstraction from the River Dee.
- Policy P2 promotes connectivity within development, woodland and wider biodiversity by requiring developers to provide open space in development and enhance access.
- Policy PR1 requires developers to minimise the negative effects of development on water bodies, open space, trees and woodland.
- Policy P4 sets a presumption against development that could cause significant pollution, nuisance or unacceptable hazards.

7.5 In addition to the requirement of a SEA and HRA for lower tier plans and strategies; Policies E1, PR1 and RD1 require planning applications to be supported by appropriate Environmental Assessments, Transport Assessments, and details of appropriate buffers. In addition, it will be a requirement for planning applications to address flooding.

7.6 In section 6, policies and sites were scoped to assess whether they might have an impact on Natura 2000 sites. An appraisal of the policies scoped into the assessment has been undertaken and is enclosed below.

Table 7.1 Appropriate Assessment of Policies

Policy topic	Appropriate Assessment
Policy B1 Employment and business land	Unlikely to have a persistent and significant long-term impact on Natura sites, particularly. Business sites have been identified in the Settlement Statements and likely impacts will be assessed in that context with mitigation provided by design and construction controls. We have considered the effects properly at this HRA planning tier/level and have confidence in the efficacy of available mitigation measures.
Policy B4 Special development areas	Unlikely to have a persistent and significant long-term impact on Natura sites. The policy is a protective policy. No development will impact on Natura 2000 sites.
Policy R1 Special rural areas	Unlikely to have a persistent and significant long-term impact on Natura sites as the sites identified are either within the footprint of the four regeneration towns, or is an accolade granted for good development. It is not a reason to grant planning consent in the first place.
Policy R3 Minerals and hill tracks	Unlikely to have a persistent and significant long-term impact on Natura sites. Hard rock quarries cannot be justified by demand and sand and gravel deposits will be controlled for potential impacts on Natura sites. No Minerals sites overlap with Natura 2000 sites.
Policy H1 Housing land	Unlikely to have a persistent and significant long-term impact on Natura sites particularly with mitigation provided by design and construction controls. Housing sites have been identified in the Settlement Statements and likely impacts will be assessed in that context. No housing sites directly impact on Natura 200 sites.
Policy C2 Renewable energy	Unlikely to have a persistent and significant long-term impact on Natura sites, particularly with mitigation provided by design and construction controls and clear policies which prohibit developments which are likely to have a significant effect.
Appendix 5: Coastal Zone	Unlikely to have a persistent and significant long-term impact on Natura sites. Existing policy is positive and provides adequate protection to Natura 2000 sites.

Appendix: Settlement Statements	
Appendix 12: LNC Sites	Unlikely to have a persistent and significant long-term impact on Natura sites. Existing policy is positive and provides adequate protection to Natura 2000 sites. LNCS may overlap with Natura 2000 sites of interests
Appendix 13: Special Landscape Areas	Unlikely to have a persistent and significant long-term impact on Natura sites. Existing policy is positive and provides adequate protection to Natura 2000 sites. Excising coastal landscape sites are likely to have an impact on the Natura 2000 sites

Table 7.2 Appropriate Assessment of Site Allocations

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
Buchan						
Crimond, OP1, OP2	Yes, there is LSE on Loch of Strathbeg. The main types of effects include disturbance, recreational and habitat loss. There are in combination effects mainly	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.	There are in combination effects with other plans and projects having LSE but which are outwith this LDP. These other plans and projects are listed in Table 4.8, The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site,	We will apply a range of mitigation measures. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	from the sites in the settlement.		Overall, in combination effects are the same as the LSE identified on European sites individually.	loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	only MRE are expected to remain. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.	Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Cruden Bay, OP1, OP2	Yes, there is LSE on Buchan Ness and Collieston SAC/SPA. The main types of effects include disturbance, recreational	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not	There are in combination effects with other plans and projects having LSE but which are out with this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the	We will apply a range of mitigation measures including those in NPF3 for Peterhead R2, SDP and the LDP. These measures include prohibitions, case-specific explicit

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>and habitat loss.</p> <p>There are in combination effects mainly from the sites in the settlement.</p>		<p>necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place.</p>	<p>policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
Hatton, OP1, OP2	<p>Yes, there is LSE on Buchan Ness and Collieston SAC/SPA.</p> <p>The main types of effects include disturbance, recreational and habitat loss.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p>	<p>There are in combination effects with other plans and projects having LSE but which are outwith this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site,</p>	<p>We will apply a range of mitigation measures including those in NPF3 for Peterhead R2, SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions,</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	There are in combination effects mainly from the sites in the settlement.		Overall, in combination effects are the same as the LSE identified on European sites individually.	habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	only MRE are expected to remain. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.	case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Peterhead, OP1, OP2, OP3, OP4, OP5	Yes, there is LSE on Buchan Ness and Collieston SAC/SPA. The main types of effects include disturbance, recreational	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not	There are in combination effects with other plans and projects having LSE but which are outwith this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the	We will apply a range of mitigation measures including those in NPF3 for Peterhead R2, SDP and the LDP. These measures include prohibitions, case-specific explicit

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>and habitat loss.</p> <p>There are in combination effects mainly from the sites in the settlement.</p>		<p>necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for foraging or roosting is geese anticipated.</p>	<p>policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
St Combs OP1 and OP2	<p>Yes, there is LSE on Loch of Strathbeg.</p> <p>The main types of effects include disturbance, recreational</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not</p>	<p>There are in combination effects with other plans and projects having LSE but which are outwith this LDP. These other plans and projects listed in Table 4.8,</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse</p>	<p>We will apply a range of mitigation measures. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>and habitat loss.</p> <p>There are in combination effects mainly from the sites in the settlement.</p>		<p>necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.</p>	<p>to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
Formartine						
Balmedie, OP1, OP2, OP3	<p>Yes, there is LSE on Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are outwith this LDP.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.	on European sites individually.		The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated."	prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Belhelvie, OP1, OP2, OP3	Yes, there is LSE on Ythan Estuary, Sands of Forvie and	There are in combination effects with policies screened out as having MRE. The in combination effects are the same	There are in combination effects with policies screened in as having LSE.	There are in combination effects with other plans and projects having LSE but which are outwith this LDP.	No. With the proposed mitigation in place and the requirement for all proposed	We will apply a range of mitigation measures including those in the SDP and the LDP. These

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.</p>	as the LSE identified on European sites individually.	Overall, in combination effects are the same as the LSE identified on European sites individually.	The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	<p>developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.</p>	measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Blackdog, OP1	Yes, there is LSE on Ythan Estuary, Sands of Forvie and	There are in combination effects with policies screened out as having MRE.	<p>There are in combination effects with policies screened in as having LSE.</p> <p>Overall, in combination effects are the same as the</p>	There are in combination effects with other plans and projects having LSE	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all</p>	We will apply a range of mitigation measures including those in the SDP and the

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.</p>	<p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>LSE identified on European sites individually.</p>	<p>but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated."</p>	<p>LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
<p>Ellon, OP1, OP2, OP3, OP4, CC1</p>	<p>Yes, there is LSE on Ythan Estuary, Sands of Forvie and</p>	<p>There are in combination effects with policies screened out as having MRE.</p>	<p>There are in combination effects with policies screened in as having LSE.</p>	<p>There are in combination effects with other plans and projects having LSE</p>	<p>No.</p> <p>With the proposed mitigation in place and the</p>	<p>We will apply a range of mitigation measures including those in</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	<p>Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.</p>	<p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated."</p>	<p>the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
Foveran, OP1, OP2,	<p>Yes, there is LSE on Ythan Estuary, Sands of</p>	<p>There are in combination effects</p>	<p>There are in combination effects with policies screened in as having LSE.</p>	<p>There are in combination effects with other plans and projects having LSE</p>	<p>No.</p> <p>With the proposed mitigation in place</p>	<p>We will apply a range of mitigation measures</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
<p>OP3, OP4, OP5</p>	<p>Forvie and Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.</p>	<p>with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.</p>	<p>including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
<p>Newburgh, OP2, OP3</p>	<p>Yes, there is LSE on Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutrophication from agriculture.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese</p>	<p>The LDP policy caveat for any revised Masterplan or a planning application to contain a Construction Method Statement to take account of the potential impacts to the qualifying interests of the SPA/Ramsar.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
					foraging or roosting is anticipated."	
Tipperty, OP1, OP2	<p>Yes, there is LSE on Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p> <p>The main types of effects include disturbance to geese, recreational impacts on tern colonies, eutro-phication from agriculture.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
					land for geese foraging or roosting is anticipated."	
Garioch						
Westhill, OP1, OP2, OP3	<p>Yes, there is LSE on River Dee and Loch of Skene.</p> <p>The main types of effects include disturbance, pollution, water abstraction.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
Kincardine and Mearns						
Blairs, OP1	<p>Yes, there is LSE on River Dee SAC.</p> <p>The main types of effects include water quality, water abstraction and effects of pollution.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>Infrastructure required to be in place before the development proceeds.</p>
Chapelton OP1	<p>Yes, there is LSE on Red Moss of Netherley.</p> <p>The likely effects of development</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	on this site is in relation to hydrology, low water table, erosion and habitat loss (bog).	on European sites individually.	water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment. Overall, in combination effects are the same as the LSE identified on European sites individually.	The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain	measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Kirkton of Maryculter, OP1	Yes, there is LSE on River Dee SAC. The main types of effects include water quality, water abstraction and effects of pollution.	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.	There are in combination effects with other plans and projects having LSE but which are out with this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site.	Infrastructure required to be in place before the development proceeds.

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
			Overall, in combination effects are the same as the LSE identified on European sites individually.	contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.		
Park, OP1	Yes, there is LSE on River Dee SAC. The main types of effects include water quality, water abstraction and effects of pollution.	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment. Overall, in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with other plans and projects having LSE but which are out with this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.	Infrastructure required to be in place before the development proceeds.

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
<p>Stonehaven OP1, OP2, OP3, OP4, OP5, OP6, OP7.</p>	<p>Yes, there is potential impact on Garron Point SAC and Foulshough SPA from visitor use.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p> <p>No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place.</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
Marr						
Aboyne, OP1, OP2	<p>Yes, there is LSE on River Dee.</p> <p>The main types of effects include water quality, water abstraction and effects of pollution.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
Banchory, OP1, OP2, OP3, OP4, OP5, OP6	<p>Yes, there is LSE on River Dee.</p> <p>The main types of effects include water quality, water abstraction and effects of pollution.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
Finzean OP1	<p>Yes, there is LSE on River Dee.</p> <p>The main types of effects include</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed</p>	<p>We will apply a range of mitigation measures including those in the SDP and the</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	water quality, water abstraction and effects of pollution.	as the LSE identified on European sites individually.	to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment. Overall, in combination effects are the same as the LSE identified on European sites individually.	The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.	developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.	LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Inchmarlo, OP1, OP2, OP3	Yes, there is LSE on River Dee. The main types of effects include water quality, water abstraction and effects of pollution.	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not	There are in combination effects with other plans and projects having LSE but which are out with this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site,	We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
			<p>necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>only MRE are expected to remain.</p>	<p>policy caveats, and contribution to the Council's Mitigation Strategy, Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.</p>
<p>Kincardine O'Neil, OP1, OP2, OP3</p>	<p>Yes, there is LSE on River Dee.</p> <p>The main types of effects include water quality, water abstraction and effects of pollution.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>We will apply a range of mitigation measures including those in the SDP and the LDP. These measures include prohibitions, case-specific explicit policy restrictions, case-specific policy caveats, and contribution to the Council's Mitigation Strategy,</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
			LSE identified on European sites individually.	SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.		Management Plans/ Construction Method Statements, lower-tiers assessments and additional policies.
Logie Coldstone, OP1	Yes, there is LSE on River Dee. Likely significant effects relate to water quality and possible disturbance to otter if present on the site.	There are in combination effects with policies screened out as having MRE. The in combination effects are the same as the LSE identified on European sites individually.	There are in combination effects with policies screened in as having LSE. There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.	There are in combination effects with other plans and projects having LSE but which are out with this LDP. The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of	No. With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.	To safeguard water quality: <ul style="list-style-type: none"> • buffers by watercourses. • submit Construction Method Statement. • SUDS and connection to WWTW with sufficient capacity. • To safeguard species, applicants will undertake Species Survey

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
				Forvie and Meikle Loch SPA.		<p>and Protection Plan.</p> <ul style="list-style-type: none"> • Text is to be added to the development brief for OP1 in the LDP that a Construction Method Statement is required, to take account of potential impacts to the qualifying interests of the River Dee SAC.
Strachan, OP1	<p>Yes, there is LSE on River Dee River Dee.</p> <p>Apart from water abstraction the likely significant effects relate to water quality and possible disturbance to</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>To safeguard water quality:</p> <ul style="list-style-type: none"> • buffers by watercourses. • submit Construction Method Statement. • SUDS and connection to WWTW with sufficient capacity. • To safeguard species,

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
	otter if present on the site.		LSE identified on European sites individually.	Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.		<p>applicants will undertake Species Survey and Protection Plan.</p> <ul style="list-style-type: none"> • Text is to be added to the development brief for OP1 in the LDP that a Construction Method Statement is required, to take account of potential impacts to the qualifying interests of the River Dee SAC.
Tarland, OP1, OP2, OP3	Yes, there is LSE on River Dee.	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the</p>	<p>To safeguard water quality:</p> <ul style="list-style-type: none"> • buffers by watercourses. • submit Construction Method Statement. • SUDS and connection to WWTW with

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
			<p>necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>integrity of the site, only MRE are expected to remain.</p>	<p>sufficient capacity.</p> <ul style="list-style-type: none"> • To safeguard species, applicants will undertake Species Survey and Protection Plan. • Text is to be added to the development brief for OP1 in the LDP that a construction method statement is required, to take account of potential impacts to the qualifying interests of the River Dee SAC. <p>For site OP3 mitigation should be included as part of the planning application or required within</p>

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
						the planning permission.
Torphins, OP1	<p>Yes, there is LSE on River Dee River Dee.</p> <p>Apart from water abstraction the likely significant effects relate to water quality and possible disturbance to otter if present on the site.</p>	<p>There are in combination effects with policies screened out as having MRE.</p> <p>The in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with policies screened in as having LSE.</p> <p>There are also in combination effects of this policy with allocations likely to increase the burden of water abstraction from the River Dee even though some of the sites might not necessarily be within the River Dee catchment.</p> <p>Overall, in combination effects are the same as the LSE identified on European sites individually.</p>	<p>There are in combination effects with other plans and projects having LSE but which are out with this LDP.</p> <p>The effects which are identified in the NPF3 HRA Record - non-physical disturbance, physical loss of supporting habitat and non-toxic contamination affecting Buchan Ness to Collieston SAC/SPA, River Dee SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA.</p>	<p>No.</p> <p>With the proposed mitigation in place and the requirement for all proposed developments to undergo project level HRA to ensure no adverse effects on the integrity of the site, only MRE are expected to remain.</p>	<p>To safeguard water quality:</p> <ul style="list-style-type: none"> • buffers by watercourses. • submit Construction Method Statement. • SUDS and connection to WWTW with sufficient capacity. • To safeguard species, applicants will undertake survey and protection plan. • Text is to be added to the development brief for site OP1 in the LDP that a construction method statement is

Policies, Strategies and Sites	LSE on European Sites individually	In Combination effects with parts of the LDP having MRE	In combination effects with parts of the LDP	In combination effects with other plans and projects	Risk of adverse effects on site integrity? (Y/N)	Mitigation Measures to be Applied
						required, to take account of potential impacts to the qualifying interests of the River Dee SAC.

Cumulative Assessment

Table 7.3 details the cumulative significant effects of the sites themselves. No cumulative effects have been identified on settlements.

Table 7.3 Potential Cumulative Likely Significant Effect

Policy B1 Employment and business land	Cumulative impacts may occur within Special Development Areas, but these would not be significant given the redefinition of Special Development Areas themselves in this Plan. Likewise, cumulative impact with policy H3 are likely to be potential impact. Employment and business land allocations are made within planned extensions to settlements and so a cumulative impact with Special Landscape Areas is also likely to be insignificant.
Policy B4 Special development areas	Cumulative impacts in relation to policies H3 and HE3 are likely to be insignificant as the special development areas relate to existing settlements.
Policy R1 Special rural areas	Policy R1 Special rural areas is a protective policy and cumulative impacts are very unlikely between the Coastal Zone and policy R3 Minerals and Hill track development (and the areas of search it identifies). National policy does not exclude areas from wind turbine erection provided an appropriate appraisal against identified policy criteria is undertaken. Significant cumulative impacts should not therefore occur.
Policy R3 Minerals and hill tracks	Potential impacts may occur between this policy and sites in the Coastal Zone or Special Landscape areas for minerals. No cumulative impacts are anticipated.
Policy H1 Housing land	Potential cumulative impacts have been identified between this policy and Policy H3, but as Policy H3 seeks special needs housing in unallocated areas this is unlikely to result in a significant impact. Given the relative value of housing land it is also unlikely that there will be cumulative impacts caused by the interaction between housing land and Areas of search for minerals.

Policy H3 Special needs housing	There could be cumulative impacts between Policy H3 and either of Special Landscape Areas and/or Areas of Search for Minerals. However, the scale of special needs housing is so small it is unlikely to have a persistent and significant long-term cumulative impact on Natura sites
Policy HE3 Helping to reuse listed buildings at risk	There could be cumulative impacts between Policy HE3 and the Coastal Zone. However, the scope and scale of enabling development, and the choices available to secure its location make it unlikely to have a persistent and significant long-term cumulative impact on Natura sites
Policy C2 Renewable energy	Renewable energy projects are permissible in almost any location, subject to other policy considerations. Consideration of cumulative impacts on Natura sites would be controlled by the application of these other policies.
Appendix: Coastal Zone	Coastal Zone policies could have cumulative impacts with other policy topics, including Special Landscape Areas. However, the terms of the policy and the appendix are so great in extent that it is unlikely to have a persistent and significant long-term cumulative impact on Natura sites.
Appendix: LNC Sites	Local Nature Conservation Sites could have cumulative impacts with Renewable energy policies, the Coastal Zone and Special Landscape Areas. However, the location of LNC sites is specific and development is unlikely to have a persistent and significant long-term cumulative impact on Natura sites.
Appendix: Special Landscape Areas	Special Landscape Areas could have a widespread cumulative impact with a range of other policies, but the policy is prohibitive in nature and is worded in a way that only very large sites could have a persistent and significant long-term cumulative impact on Natura sites.

8. Conclusion

- 8.1 This assessment demonstrates that where there are likely to be impacts on Natura 2000 sites (Special Protection Areas, Special Areas of Conservation and Ramsar sites), these will be minimal in extent and will be adequately managed by mitigation actions highlighted in the Proposed ALDP to be undertaken after the ALDP is published. Where appropriate, mitigation actions have been included in Appendix 4 below, of the Proposed ALDP.
- 8.2 This is to be expected, as the Proposed ALDP makes very significant use of the allocations and policies within the Local Development Plan 2017, which likewise had no Likely Significant Effects on Natura 2000 sites, post mitigation.
- 8.3 No consideration has been taken of the potential impacts of this Proposed ALDP on the quality and biodiversity of the River Dee and its catchments from water extraction for public drinking supply. This has been assessed in global terms at a higher-level Plan (the Proposed Aberdeen Strategic Development Plan 2018) and is not required to be considered by this assessment. If actions were to be required, then these would also have to be shared with Aberdeen City Council in their Proposed Local Development Plan to be published in 2020 and this is outwith the scope of this document. Again a commitment to the close working of Scottish Natural Heritage, SEPA and Scottish Water is called for to resolve the issues associated with the River Dee and allow Scottish Water to promote a development strategy to be put in place to resolve potential water supply issues for the region over the life of the existing licence consent.

Appendices

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Appendix 1: Policies in the Proposed Aberdeenshire Local Development Plan 2020

Table A1: Policies in the Proposed Aberdeenshire Local Development Plan 2020

Shaping Business Development
Policy B1 Town centre development
Policy B2 Employment and business land
Policy B3 Tourist facilities
Policy B4 Special development areas
Shaping development in the countryside
Policy R1 Special rural areas
Policy R2 Development elsewhere in the countryside
Policy R3 Minerals
Policy R4 Hill tracks
Shaping homes and housing
Policy H1 Housing land
Policy H2 Affordable housing
Policy H3 Special needs housing
Policy H4 Residential caravans
Policy H5 Gypsy/Travellers
Shaping places – layout, siting and the design of new development
Policy P1 Layout, siting and design
Policy P2 Open space and access in new development
Policy P3 Infill developments within settlements and householder developments (including home and work proposals)
Policy P4 Hazardous and potentially polluting developments and contaminated land
Policy P5 Digital Infrastructure
Policy P6 Community infrastructure and public amenities
Natural heritage and landscape
Policy E1 Natural heritage
Policy E2 Landscape

Policy E3 Forestry and Woodland
The Historic environment
Policy HE1 Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings)
Policy HE2 Protecting Historic, Cultural and Conservation Areas
Policy HE3 Helping to Reuse Historic Buildings at Risk
Protecting resources
Policy PR1 Protecting important resources
Policy PR2 Reserving and Protecting Important Development Sites
Policy P3 Reuse, Recycling and Waste
Climate change
Policy C1 Using resources in buildings
Policy C2 Renewable energy
Policy C3 Carbon sinks and stores
Policy C4 Flooding
The Responsibilities of developers
Policy RD1 Providing suitable services
Policy RD2 Developers' obligations
Appendices
1 Employment Land Allocations
2 Retail Centres
3 Regeneration Priority Areas
4 Greenbelt
5 Coastal Zone
6 Housing Land Allocations
7 Settlement Statements
8 Successful Placemaking Design Guidance
9 Building Design Guidance
10 Standards for Open Space
11 Conservation Areas
12 Local Nature Conservation Sites

13 Aberdeenshire Special Landscape Areas
14 Areas Safeguarded or Identified as Areas of Search for Minerals Development
15 Recycling and Waste Facilities
16 Schedule of Land Ownership

Appendix 2: Proposed Opportunity Sites in the Proposed Aberdeenshire Local Development Plan 2020

Table A2: Proposed Opportunity Sites in the Proposed Aberdeenshire Local Development Plan 2020

Banff and Buchan Area		
Settlement	Allocations	Changes
Banff	OP1 and OP2	Changed boundary to OP2 with reduced allocation
Cairnbulg/ Inverallochy	OP1, OP2 and OP3	OP1 Remains. OP2 and OP3 are new sites
Cornhill	OP1 and OP2	Site OP1 reduced. OP2 represents a development of a previously reserved site
Crudie	OP1 and OP2	Changed boundary to OP1, with new OP2 added
Fordyce	OP1	No changes proposed
Fraserburgh	CC1, OP1, OP2, OP3, OP4, OP5, OP6	All sites remain. Changed boundary to CC1, OP5 is reallocation of BUS land for employment. OP6 is a reallocation of part of site OP1. New OP4 added
Gardenstown	OP1, OP2	No changes proposed
Ladysbridge	OP1	New site
Macduff	CC1, OP1	OP1 is a new site, CC1 boundary changed
Memsie	OP1, OP2	OP2 is a new site
New Aberdour	OP1	No changes proposed
New Byth	OP1	No changes proposed
Portsoy	OP1, OP2, OP3	No changes proposed for OP1 and OP2. OP3 allocation changed to 44 affordable homes
Rathen	OP1	No changes proposed
Rosehearty	OP1, OP2, OP3	No changes proposed for OP1 and OP2. OP3 was formerly known as OP4.
Sandend	OP1	No changes proposed
Sandhaven	OP1	No changes proposed
Whitehills	OP1	No changes proposed

Buchan		
Settlement	Allocations	Changes
Ardallie	OP1	No changes proposed
Auchnagatt	OP1, OP2	No changes proposed
Boddam	OP1	OP1 is formerly known as OP2
Crimond	OP1, OP2	OP2 is a new allocation
Cruden Bay	OP1, OP2	OP2 reduced from 41 to 31 homes
Fetterangus	OP1, OP2, OP3	OP3 is a new site
Hatton	OP1, OP2	No changes proposed
Longhaven	OP1	No changes proposed
Longside	OP1, OP2	OP1 is a new site
Longside Airfield	OP1	OP1 is a new site
Maud	OP1, OP2, OP3	OP1 altered boundary and increased to 107 homes. OP2 is a new site.
Mintlaw	OP1, OP2, OP3, OP4, OP5, OP6	OP6 is a new site
New Deer	OP1, OP2, OP3	OP3 boundary altered and reduced to 30 homes
New Pitsligo	OP1, OP2	OP2 boundary altered and increase to 90 homes.
Old Deer	OP1, OP2	No changes proposed
Peterhead	OP1, OP2, OP3, OP4, OP5, OP6	No changes proposed for OP1, OP2 and OP3. OP4, OP5 and OP6 are part of BUS3 and OP6.
Rora	OP1	No changes proposed
St Combs	OP1, OP2	OP1 and OP2 are new sites
St Fergus	OP1	The allocation for OP1 has been reduced.
Strichen	OP1, OP2, OP3	OP3 is a new site
Stuartfield	OP1	No changes proposed

Formartine		
Settlement	Allocations	Changes
Balmedie	OP1, OP2, OP3	The proposal, number of homes and area of employment land has increased on OP1. The number of homes has increased on OP2. The proposal and site area have changed for OP3
Barthol Chapel	OP1	OP1 is a new site
Belhelvie	OP1, OP2, OP3	The number of homes has increased for OP1. OP2 and OP3 are new sites
Blackdog	OP1	No changes proposed
Cuminestown	OP1	OP1 is a new site
Daviot	No allocations	No changes proposed
Ellon	OP1, OP2, OP3, OP4, CC1	The site area has increased for OP1. No changes to OP2. Housing number increased on OP3. OP4 includes former OP4 and SR1
Foveran	OP1, OP2, OP3, OP4, OP5	No change to OP1 and OP2. OP3 has changed from an employment to housing allocation. OP4 and OP5 are new sites
Fyvie	OP1	OP1 is a new site
Garmond	No allocations	No changes proposed
Kirkton of Auchterless	OP1	OP1 is a new site
Methlick	OP1, OP2, OP3, OP4	No change to OP1. Housing number and site area increased for OP2. OP3 and OP4 are new sites
Newburgh	OP1, OP2, OP3	No change to OP1. OP2 site area increased. OP3 is a new site
Oldmeldrum	OP1, OP2, OP3, OP4, OP5, OP6	OP1 housing number increased and site area changed. OP2 now a housing allocation and site area changed. OP3 housing number decreased and site area decreased. OP4 housing number increased, proposal and site area changed. OP5 is a new site. OP6 is a part of former OP2 site – site area and proposal changed
Pitmedden	OP1, OP2, OP3, OP4	OP2, OP3 and OP4 are new sites.
Potterton	OP1, OP2	OP1 and OP2 are new sites
Rashierieve	OP1	Proposal changed to live/work units

Rothienorman	OP1, OP2	OP1 is a new site. OP2 is a former BUS site
St Katherines	OP1, OP2	OP2 is a new site
Tarves	OP1, OP2, OP3	OP1 housing number increased and employment land area decreased. OP2 housing number increased and OP3 changed from an employment to housing allocation
Tipperty	OP1, OP2	OP1 and OP2 are new sites
Turriff	OP1, OP2, OP3, OP4, OP5, OP6, OP7	OP1 proposal amended and OP2 housing number increased. OP3 and OP5 are new sites. OP6 is a former BUS site
Udny Green	OP1	No changes proposed
Udny Station	OP1	Proposal changed to only housing
West Pitmillan	OP1	No changes proposed
Ythanbank	OP1	OP1 is a new site

Garioch		
Settlement	Allocations	Changes
Auchleven	OP1, OP2	OP1 and OP2 are new sites
Blackburn	OP1	Number of homes and site area increased
Chapel of Garioch	OP1	No changes proposed
Cluny/Sauchen	OP1	Site area reduced
Dunecht	OP1	The number of homes increased
Echt	OP1	OP1 is a new site
Hatton of Fintray	OP1	Site boundary decreased
Insch	OP1, OP2, OP3	No changes proposed
Inverurie	OP1, OP2, OP3, OP4, OP5, OP6, OP7, OP8, OP9, OP10, OP11, OP12, OP13, OP14, OP15, OP16	The layout changed for OP1 and OP15. OP3, OP8, OP15 and OP16 are new sites. OP14 was previous BUS6.
Keithhall	OP1	The number of homes increased
Kemnay	OP1, OP2	OP2 is a new site
Kingseat	OP1	OP1 is a new site
Kintore	OP1, OP2, OP3, OP4, OP5, OP6, OP7	Changes to site allocations and boundaries proposed.
Meikle Wartle	OP1	OP1 is a new site
Midmar	OP1	OP1 is a new site
Millbank	OP1	Reduced site area and change to allocation
Newmachar	OP1, OP2, OP3	OP2 site area reduced. OP3 site area increased.
Old Rayne	OP1, OP2	OP1 is a new site
Oyne	OP1	No changes proposed
Westhill	OP1, OP2, OP3	OP2 is a new site. OP3 was previous part of the BUS allocation.

Kincardine and Mearns		
Settlement	Allocations	Changes
Auchenblae	OP1	OP1 is formerly known as OP2 and OP3, and allocation increased from 15 to 25 homes
Blairs	OP1	OP1 is a new site
Chapelton	OP1	Area of site OP1 has been reduced, but the allocation remains the same
Drumlithie	OP1	No changes proposed
Drumoak	OP1	Reduced site from 44 to 11 homes to reflect houses built
Edzell Woods	OP1, OP2	OP1 has been reduced to exclude business land and OP2 is a new site
Fettercairn	OP1	Increased site and allocation from 40 to 60 homes
Findon	OP1	OP1 is a new site
Fordoun	OP1	No changes proposed
Gourdon	OP1, OP2	OP1 is a new site
Inverbervie	OP1	No changes proposed
Johnshaven	OP1	No changes proposed
Kirkton of Maryculter	OP1	No changes proposed
Laurencekirk	OP1, OP2, OP3, OP4, OP5, OP6, OP7, OP8, SR1	OP4, OP5, OP6, and OP7 are new sites. OP1, OP3, OP8 and SR1 were formerly OP1
Luthermuir	OP1, OP2, OP3	OP2 and OP3 are new sites
Marykirk	OP1	Removal of retail requirement
Marywell	OP1	OP1 is a new site
Newtonhill	OP1, OP2, OP3	Increased allocation from 70 to 121 homes on OP1 and OP3 is formerly known as BUS
Park	OP1	Reduced size and increased allocation from 6 to 13 homes
Portlethen	OP1, OP2, OP3, OP4, OP5, OP6, OP7	OP1, OP5, and OP6 are new sites
Roadside of Kinneff	OP1	Increased site and allocation from 30 to 46 homes

St Cyrus	OP1	Reduced employment land requirement from 2ha to 1.15ha. Housing element remains unchanged
Stonehaven	OP1, OP2, OP3, OP4, OP5, OP6, OP7	OP5 and OP6 are new sites, and OP7 is formerly known as OP5
Woodlands of Durris	OP1	Reduced size to exclude homes already built, and amended allocation to 27 homes

Marr		
Settlement	Allocations	Changes
Aboyne	OP1, OP2	The number of homes increased in site OP2.
Alford	OP1, OP2, OP3, OP4, OP5, OP6	OP6 is a new site. Number of homes increased in OP3
Banchory	OP1, OP2, OP3, OP4, OP5, OP6	OP5 and OP6 are new sites. OP5 was previously BUS2.
Cairnie	OP1	No changes proposed
Drumblade	OP1	OP1 is a new site
Finzean	OP1	OP1 is a new site
Forgue	OP1, OP2	No changes proposed
Glenkindie	OP1	No changes proposed
Huntly	OP1, OP2, OP3, OP4, OP5	OP1, OP2, OP4 and OP5 are new sites. OP1 and OP2 were previously part of BUS1 and BUS2.
Inchmarlo	OP1, OP2, OP3	OP2 and OP3 are new sites.
Keig	OP1	No changes proposed
Kennethmont	OP1	Number of homes increased in OP1.
Kincardine O'Neil	OP1, OP2, OP3	OP2 is a new site. OP1 has been reduced to exclude housing now built out.
Logie Coldstone	OP1	The number of homes reduced and site area altered.
Lumphanan	OP1	No changes proposed
Muir of Fowlis	OP1	No changes proposed
Rhynie	OP1	No changes proposed
Ruthven	OP1	No changes proposed
Strachan	OP1	No changes proposed
Tarland	OP1, OP2, OP3	OP1 is a new site
Torphins	OP1	The number of homes reduced and site area extended to including employment land (reflecting planning permissions).
Towie	OP1	No changes proposed

Appendix 3: Confirmation Letters from Scottish Water



30th June 2015

Mr Tom Barratt
Policy Planner
Infrastructure Services
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

SCOTTISH WATER

The Bridge
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Cumbermauld Road
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T: 0141 414 47778

W: www.scottishwater.co.uk
E: susanne.stevenson@scottishwater.co.uk

Dear Mr Barratt

Concerns Regarding Scottish Water's Abstraction from the River Dee

Scottish Water has recently been in discussions with both Aberdeen City and Aberdeenshire Council regarding Scottish Natural Heritage's (SNH) response to the Habitats Regulation Appraisals (HRA) for both regions. We hope that the statement below will help to alleviate any concerns held.

Scottish Water is committed to the provision of potable water to enable the considerable demands of the growth planned in the North East. We are currently working through a strategy for the North East to accommodate this growth whilst ensuring that we meet the requirements of our current CAR Licence limits on the River Dee. Our preferred approach is to optimise the use of available capacity from water sources and our Water Treatment Works across the North East. We will work with our regulators and the local authorities to develop this strategy and allow us to enable development.

Taking into consideration all proposed developments in both the City and Shire Local Development Plan's, the amount of water required from the River Dee is forecast to still fall below the current volume that Scottish Water is licensed to abstract. Therefore, we do not foresee the need to change the CAR Licence limit in response to growth anticipated in the North East. My colleagues in our Water Resources Team have been in direct liaison with SEPA regarding the Licences we hold for the abstractions on the River Dee and their performance against the Water Framework Directive Environmental Standards. They can support any discussions required with SNH to help resolve any concerns they may have in relation to the HRA.

We hope that it could be taken as a matter of trust that Scottish Water's abilities are sufficient for planning to meet the demands of new development whilst adhering to the

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guidelines set by our regulators. If SNH are not assuaged by this approach then we propose that a face to face meeting is arranged with all parties.

Should you require any additional support or guidance from Scottish Water in this matter, we would be happy to be of assistance. Please do not hesitate to contact me if this is the case.

Yours sincerely

A solid black rectangular box used to redact the signature of Susanne Stevenson.

Susanne Stevenson
Development Planner – Scottish Water

e-Mail from: Elaine Hutchison <XXX@SCOTTISHWATER.CO.UK>

Carbon Copy: David Carmichael; Tom Walsh

Sent: 06 August 2018 21:35

To: Sheena Lamont

Cc: David Carmichael; Tom Walsh

Subject: RE: Aberdeen and Shire Strategic Development Plan

Hello Sheena

I can confirm that at this time we believe the volumes of water currently licenced from the River Dee meets the needs of the additional housing identified in the SDP Plan. As part of our water resource planning process we assess our water resource availability against the forecast demand for water over a 25 year period. As our business planning cycles are every six years (the next planning period being 2021-2027) we re-calculate and assess our water resource and water treatment work capacity investment needs at this frequency.

We do not currently reduce the per household consumption for future housing units as we have not seen any evidence to date to suggest that households are using less water. Any savings realised through more efficient white goods and dual flush toilets is being off-set by changes overall in behaviour for example, more frequent personal washing and clothes washing habits.

I don't believe I will hold any more detailed information on commercial demands than yourselves and wouldn't be able to share these with you due to the sensitivities of the commercial agreements held between Scottish Water and the Licensed Providers.

I would like to discuss further any opportunities to work in partnership on water efficiency strategies and innovative techniques and processes, especially in the Dee Catchment.

Kind regards
Elaine

Appendix 4: Sites Screened into the Habitats Regulation Appraisal Record for the Proposed Aberdeenshire Local Development Plan 2020 and Main Issues Report

Assessment of Housing Sites

Banff and Buchan

No sites impact on Natura sites; No direct contacts.

Buchan

BID Ref	Site Name	Settlement	Housing Units	Other Developments	Screening Reference and Comments	Screening
BU004	Land at Ravenscraig	Inverugie	16		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable a higher chance for contamination on the qualifying sites. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg SPA through recreational disturbance and impacts on feeding grounds. No impact is anticipated on the qualifying interests (vegetated sea cliffs) of the Buchan Ness to Collieston SPA.	IN
BU015	Land at Kinloch Road	St Fergus	25		The proposed homes would have an impact on Loch of Strathbeg SPA and Buchan Ness to Collieston SPA.	IN

BU022	South of Newton Road	St Fergus	55		The number of proposed homes would have an impact on Loch of Strathbeg SPA. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg SPA through recreational disturbance and impacts on feeding grounds.	IN
BU031	Land North of Fair View	Boddam	50		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the east. The site is at a close proximity to the qualifying sites.	IN
BU034	Part of P1, East of Low Street	New Pitsligo	30		Potential drainage could flow through the Den Burn and cause nutrient enrichment affecting the wetland habitats of Turclossie Moss.	IN
BU035	Land to West of St Combs	St Combs	100		Loch of Strathbeg SPA is set in close proximity. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through disturbance and impacts of feeding grounds. Recreation activities may have an impact on the qualifying site.	IN
BU036	Land to West of St Combs (Phase 1)	St Combs	26		Loch of Strathbeg SPA is set in close proximity. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through disturbance and impacts of feeding grounds. Recreation activities may have an impact on the qualifying site.	IN

BU037	Site North of High Street	St Combs	30		Loch of Strathbeg SPA is set at a close proximity and could be affected through foul water drainage. into the site. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg through disturbance and impacts of feeding grounds. Recreation activities may have an impact on the qualifying site.	IN
BU038	Land at Meadow of Cruden	Cruden Bay	10	Meadowland	Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable a higher chance for contamination on the qualifying sites.	IN
BU043	Land at Dales Industrial Estate	Peterhead	100		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site would have an effect indirectly through drainage.	IN
BU058	Land at Moss-Side Camp	Crimond	100		The number of proposed homes would have an impact on Loch of Strathbeg SPA and could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg SPA through recreational disturbance and impacts on feeding grounds.	IN
BU059	Land at Kinloch Road	St Fergus	30		The number of proposed homes would have an impact on Loch of Strathbeg SPA. The number of proposed homes could have an impact on the viability of the waterfowl assemblage on the Loch of Strathbeg SPA through recreational disturbance and impacts on feeding grounds.	IN
BU060	Land at Kinloch Road	St Fergus	64		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is set at a close proximity to qualifying sites. The site would have an effect indirectly through drainage.	IN

BU066	Captain's Cabin, Aulton Road	Cruden Bay	1	Landscaping	Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is set at a close proximity to qualifying sites. The site would have an effect indirectly through drainage.	IN
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Fomartine

BID Ref	Site Name	Settlement	Housing Units	Other Developments	Screening Reference and Comments	Screening
FR022	Land at Millden, Balmedie	Balmedie	500		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds.	IN
FR024	Cairntack (East), Belhelvie	Belhelvie	25		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage, visitor pressure, impact on geese grazing grounds.	IN
FR025	Cairntack (West), Belhelvie	Belhelvie	50		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The site would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds.	IN

FR027	Land South West of Red Inch Circle	Newburgh	80		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the northeast. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. Site may represent geese feeding ground.	IN
FR028	Land North of School Road, Mill of Newburgh	Newburgh	124		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the northeast. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. Site may represent geese feeding ground.	IN
FR029	Land North of School Road, Mill of Newburgh (Phase 1)	Newburgh	50		Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the northeast. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. Site may represent geese feeding ground.	IN
FR030	Part OP1 site	Turriff	61		Troup, Pennan and Lion's Heads are set to the north. The development could have an effect indirectly through drainage.	IN
FR031	Waterton, South of A920	Ellon	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and could have an impact on the qualifying species. Impacts through drainage, visitor pressure, impact on geese grazing grounds may also occur.	IN

FR044	Bridgend Tippetty	Tippetty	2		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage, visitor pressure, impact on geese grazing grounds.	IN
FR050	Land to the North of Oceanlab	Newburgh	60		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact on geese grazing grounds.	IN
FR052	Site Adjacent to Waterside Cottages	Near Newburgh	5		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact on geese grazing grounds.	IN
FR067	Site 3, Land at Blairythan Terrace	Foveran	38		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the northeast. The site has no connection to the qualifying site and would have an effect indirectly through drainage, visitor pressure and impact on geese grazing grounds.	IN
FR077	Land at Eigie Road, Balmedie	Balmedie	80	11ha mixed commercial land, retail and hotel	Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development could have an effect indirectly through drainage and geese grazing areas.	IN
FR084	North of Waterton	Ellon	10		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and drainage is likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact on geese grazing grounds.	IN

FR089	Land at Keir Farm	Balmedie	500		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through recreation pressures, land take for development, drainage, and impact on geese grazing areas.	IN
FR090	OP1 Cromleybank	Ellon	980		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	IN
FR092	Site at Cassiegills	Ellon	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	IN
FR093	Site at Former Smithy, Main Street	Newburgh	1		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.	IN
FR103	Land at Blairton Farm, Balmedie	Balmedie	6		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	IN

FR104	Land South of Laingseat Road	Potterton	100		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	IN
FR105	Land East of Manse Road	Potterton	100		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas.	IN
FR106	Land East of B999 and North of Potterton	Potterton	100		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development and impact on geese grazing areas.	IN
FR109	Land to South West of Foveran	Foveran	580		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	IN

FR116	Land at Blairton, Balmedie		1650		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development and impact on geese grazing areas	IN
FR122	Land North of Gourdie Park (Site C), Potterton	Potterton	185		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage.	IN
FR124	Land at Elgie Farm, Balmedie	Balmedie	220		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and could have an effect indirectly through drainage.	IN
FR142	Land West of A90 (Phase 1), North of Blairythan	Foveran	150		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development and impact on geese grazing areas.	IN
FR143	Land West of A90 (Phase 2), North of Blairythan	Foveran	140		Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development and impact on geese grazing areas.	IN

Garioch

BID Ref	Site Name	Settlement	Housing Units	Other Developments	Screening Reference and Comments	Screening
GR001	Site to North of Little Acre, Lyne of Skene, Westhill	Lyne of Skene	5		Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR016	Land North of Letter Road, Lyne of Skene	Lyne of Skene	15		Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR022	Land at Mains of Skene, Lyne of Skene	Lyne of Skene	7		Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR025	Land at Kinmundy, Westhill	Westhill	120		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through indirect drainage.	IN
GR031	Sites A, B & C, Lyne of Skene	Lyne of Skene	157	Retail and Community Use	Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR032	Land at Strawberry Fields, Westhill	Westhill	180		Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through indirect drainage.	IN
GR036	Land at Fetternear Estate, West	Kemnay	73		The qualifying sites have a potential to be affected through indirect drainage.	IN

	of River Don, Kemnay					
GR037	Site 1, Land at Upper Davah, West of Inverurie Golf Club	Inverurie	55		The qualifying sites have a potential to be affected through indirect drainage.	IN
GR039	Land West of Westhill, South of the A944 (Site 1)	Westhill	100		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR040	Land West of Westhill, South of the A944 (Site 2)	Near Westhill	500	Community Facilities	Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR041	Land West of Westhill, South of the A944 (Site 3)	Westhill	2500	Community facilities and a neighbourhood centre	Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR042	Site 1, Mains of Kinmundy, Westhill	Westhill	77		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR043	Site 2, Mains of Kinmundy, Westhill	Westhill	87		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR053	BUS 2 Site, South of Northern Road - A96	Kintore	32	Employment Land	The qualifying sites has a potential to be affected through indirect drainage.	IN

	Roundabout, Kintore					
GR059	Land at East Balhalgardy Farm, Inverurie (Bid 3)	Inverurie	500		The qualifying sites might be affected through indirect drainage.	IN
GR063	Land South of Mill of Brodiach, Westhill	Westhill	100		Loch of Skene is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR064	Land North of Broadshade, Westhill	Westhill	250		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR065	Land at Newlands, West of The Newmachar Hotel, Newmachar	Newmachar	100	100m2 community uses	PPS likely to have significant effects.	IN
GR066	Land at Damhead, Cadgerford & Backhill, South of Westhill	Westhill	900	9-10 ha Employment Land	Loch of Skene is set to the north west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR070	Land North of Keirhill Way, Westhill	Westhill	6		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN

GR079	Land Southeast of Hillbrae Way, Newmachar	Newmachar	180	Retail and Commercial Land	PPS likely to have significant effects.	IN
GR100	Land North of Keirhill Way, Westhill	Westhil	12		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR114	Land North of St. James Place, Inverurie	Inverurie	49		The qualifying sites might be affected through indirect drainage.	IN
GR116	Land South West of Old Skene Road, Kirkton of Skene	Kirkton of Skene	45		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR119	Site at Cairnfield, West of Hill of Keir Road, Westhill	Westhill/ Kirkton of Skene	100		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR127	Land North of Glebeland, Kirkton on Skene, Westhill	Kirkton of Skene	30		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
GR132	Land at Mains of Keir, Southeast of B979, Westhill	Westhill	90		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN

GR133	Land at Souterhill Farm, North West of Westhill, Westhill	Westhill	49	Public Park and Golf Practice Area	Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN
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Kincardine and Mearns

BID Ref	Site Name	Settlement	Housing Units	Other Developments	Screening Reference and Comments	Screening
KN005	Site 1, Field 18, Maryculter	Kirkton of Maryculter	36		River Dee SAC is set to the east and west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
KN006	Site 2, Field 18, Maryculter	Kirkton of Maryculter	36		River Dee SAC is set to the east and west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
KN007	Site 3, Field 3, Maryculter	Kirkton of Maryculter	6		River Dee SAC is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
KN015	Land at Netherly House, Netherly	Netherly	4		Red Moss of Netherley SAC is set to the east. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through visits by the residents. River Dee SAC catchment areas would be affected through drainage.	IN

KN030	Site Northeast of Ardoe House Hotel, Mid Ardoe	Mid Ardoe	1		River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species.	out?
KN032	Land at Braehead, Stonehaven	Stonehaven	400		The site may have an impact on Fowlsheuch SAC due to tourism or walking. Fowlsheugh SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	out?
KN034	Site A East of Drumoak	Drumoak	178		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 and tourism/visits by the residents.	IN
KN035	Site B South of Drumoak	Drumoak	123		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 and tourism/visits by the residents.	IN

KN036	Site C West of Drumoak	Drumoak	345	Retail and Commercial	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 and tourism/visits by the residents.	IN
KN038	Land North of the Mains of Drum Steading, Drumoak	Drumoak	50 (homes for the elderly)		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 and tourism/visits by the residents.	IN
KN040	Land at Polston Road, Maryculter	Kirkton of Maryculter	5		River Dee SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
KN044	Land at Stranog, Maryculter	Maryculter	8		River Dee SAC is set to the northeast. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage.	IN

KN045	Land to South of Invercrynock House, Maryculter	Maryculter	5		River Dee SAC is set to the northeast. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage.	IN
KN046	Land to West of Mill of Crynoch House, Maryculter	Maryculter	2		River Dee SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage.	IN
KN047	Land at Whiteside, Netherley, Stonehaven	Netherley	8		Red Moss of Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species.	IN
KN049	Land North of Lairhillock School, Netherley, Stonehaven	Netherley	70	Commercial Units and Nursery	Red Moss of Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species.	IN

KN050	Land at Mains of Cowie (Mixed Use), Stonehaven	Stonehaven	250	4000m2 Food Retail and Primary School	Fowlsheugh is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species.	IN
KN051	Land at Mains of Cowie (Residential), Stonehaven	Stonehaven	350	Primary School	Fowlsheugh is set to the southeast. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species.	IN
KN053	Site East of Westside Cottage, Maryculter (Site 1)	Netherley (Sunnyside)	15		Red Moss of Netherley SAC is set to the south and River Dee SAC is set to the north. There is a potential to have an impact on the qualifying species through tourism/visits by residents.	IN

KN054	Site East of Westside Cottage, Maryculter (Site 2)	Netherley (Sunnyside)	72		Red Moss of Netherley SAC is set to the south and River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through tourism/visits by residents and drainage	IN
KN055	Land at site OP1, Chapelton	Chapelton	4000	Commercial, Retail, Care Home, Leisure and Community Facilities	Red Moss of Netherley SAC is set to the west. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through tourism/visits by residents.	IN
KN060	Land at Cairnieburn Wood, Nether Craigwell, Netherley	Netherley	4		Red Moss of Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species.	IN
KN062	Land at Rothnick Croft, Netherly	Netherley	3		Red Moss of Netherley SAC is set to the south. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species	In

KN064	Land at Park Quarry, Drumoak	Drumoak	600	Employment Land 11,350m2, Retail	River Dee SAC is set to the north and qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN067	Land at Reinchall, North West of Woodend Cottages, Netherley	Netherley	20	Shop or Meeting Space	Red Moss of Netherley SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through visits by the residents. River Dee SAC catchment areas would be affected through drainage.	IN
KN069	Land at Tollohill Wood, Banchory Devenick (Phase 1)	Banchory Devenick	289	Commercial and Employment Land	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN070	Land at Tollohill Wood, Banchory Devenick (Phases 1-2)	Banchory Devenick	466	Commercial, Employment Land, School	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN

KN071	Land at Tollohill Wood, Banchory Devenick (Phases 1-3)	Banchory Devenick	804	Homes, Commercial, Employment Land, School	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN072	Land at Tollohill Wood, Banchory Devenick (Phases 1-4)	Banchory Devenick	1310	Commercial, Employment Land, School	River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN074	Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris	Woodlands of Durris	50		River Dee SAC is set to the northwest and west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN075	Land North of B9077, Kirkton of Durris	Kirkton of Durris	12		River Dee SAC is set to the northwest and west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN

KN076	Land at East Newtonleys, East of A957, Stonehaven	Stonehaven	100		The site may have an impact on Foulshough SPA due to tourism or walking. Fowlshough SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN
KN077	Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven	Stonehaven	400	Primary School and Retail (200sqm)	The site may have an impact on Foulshough SAC due to tourism or walking. Fowlshough SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN
KN078	South of Braehead, East of A957, Stonehaven	Stonehaven	100		The site may have an impact on Foulshough SAC due to tourism or walking. Fowlshough SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents.	IN

KN080	Site OP1, Carron Den Road, Stonehaven	Stonehaven	155		Fowlsheugh SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents and through drainage.	IN
KN081	Land South of Braehead, Adjacent to A975, Stonehaven	Stonehaven	50		The site may have an impact on Fowlsheugh SAC due to tourism or walking. Fowlsheugh SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents and through drainage.	IN
KN086	Site at North Lodge, Ury Estate, Stonehaven	Stonehaven	150		The site may have an impact on Garron Point SAC due to tourism or walking. Garron Point SAC is set to the east. The site is likely to have an impact on the qualifying site due to tourism/visits by residents and indirect drainage.	IN

KN087	Site OP3, Blue Lodge, Ury Estate, Stonehaven	Stonehaven	99		The site may have an impact on Garron Point SAC due to tourism or walking.	IN
KN091	Land at West Park, Drumoak	Drumoak	8		River Dee SAC is likely to be impacted through drainage.	IN
KN102	Land at East Lodge (Bid 1), Ury Estate, Stonehaven	Stonehaven	212		The site may have an impact on Garron Point SAC due to tourism or walking. Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN
KN103	Land at East Lodge (Bid 2), Ury Estate, Stonehaven	Stonehaven	60		The site may have an impact on Garron Point SAC due to tourism or walking. Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN
KN104	Land at Mackie Village (Bid 5), Ury Estate, Stonehaven	Stonehaven	84		The site may have an impact on Garron Point SAC due to tourism or walking. Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN

KN109	Land at Causeyport Farm, North of Portlethen	Portlethen	1800	Business Uses, Education and Retail	River Dee SAC is set to the north and qualifying features are likely to be affected through tourism and drainage.	IN
KN110	Land at Blairs College Estate	Blairs	325	Golf Course, Equestrian Centre, Hotel and Holiday Accommodation	River Dee SAC is set directly to the north. The site is at a very close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN116	Land at New Mains of Ury (Residential), Stonehaven	Stonehaven	32		The site may have an impact on Garron Point SAC due to tourism or walking. Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN
KN120	Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven	Stonehaven	250	Local Retail/ Commercial/ Service Facilities	Garron Point SAC and Fowlsheugh SPA are set to the northeast and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and indirect drainage.	IN

KN121	Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven	Stonehaven	750	Local Retail/ Commercial/ Service Facilities	Garron Point SAC and Fowlsheugh SPA are set to the northeast and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and indirect drainage.	IN
KN122	Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven	Stonehaven	1500	Primary School and Local Retail/ Commercial/ Service Facilities	Garron Point SAC and Fowlsheugh SPA are set to the northeast and east respectively. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and indirect drainage.	IN
KN123	Land East of Altries Wood, Maryculter	Maryculter	10	Employment Land	River Dee SAC is set to the northeast. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage.	IN

KN127	Land South of North Burnside, Maryculter	Maryculter	12		River Dee SAC is set to the northeast. This site is at a very close proximity to the qualifying site and there is a potential to have an impact on the qualifying species through drainage.	IN
KN128	Land South of Deeview Gardens, Drumoak	Drumoak	49		River Dee SAC is set to the southeast. The site is set at a very close proximity to the qualifying site and has a potential to disturb the qualifying features through tourism/visits by residents and drainage.	IN
KN131	Site West of The Whinns, Mill of Uras	Mill of Uras	Housing (undisclosed)		Fowlsheugh SPA is set to the east. This site is at a close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents and drainage.	IN
KN136	Land at Upper Balfour, North of Woodlands of Durriss	Woodlands of Durriss	20		River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN

KN137	Land East of Kirkton House, Southeast of Kirkton of Durris	Kirkton of Durris	20		River Dee SAC is set to the west. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN
KN138	Land at North West of Woodlands of Durris	Woodlands of Durris	30		River Dee SAC is set to the north. The site is at a close proximity to the qualifying site and the qualifying features are likely to be affected through tourism/visits by residents and drainage.	IN

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BID Ref	Site Name	Settlement	Housing Units	Other Developments	Screening Reference and Comments	Screening
MR004	Site at Craigmyle Road, Torphins	Torphins	15		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR005	Land at Annesley Farm, Torphins	Torphins	50		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.	IN
MR007	Site to East of Dubston, Finzean	Finzean	4		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN
MR008	Site to East of Finzean Village Hall, Finzean	Finzean	8		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN
MR012	Land East of Beltie Cottages, Bridge of Canny, Inchmarlo	Inchmarlo	3		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.	IN

MR017	A93- Pitmurchie Road, Kincardine O'Neil - Delivery Option 1	Kincardine O'Neil	84		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR018	A93- Pitmurchie Road, Kincardine O'Neil - Delivery Option 2	Kincardine O'Neil	84		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR019	A93- Pitmurchie Road, Kincardine O'Neil - Delivery Option 3	Kincardine O'Neil	84		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR020	Land North of LDP Site M1, Aboyne North West	Aboyne	200		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.	IN
MR025	Site 1, Bridgend, Ballogie, Aboyne	Ballogie	10		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.	IN

MR026	Site 2, Mill of Cattie Road, Ballogie, Aboyne	Ballogie	9		River Dee SAC is set to the north-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN
MR027	Site 3, Marywell, Ballogie, Aboyne	Ballogie	9		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR028	Land South of Birsemore, Aboyne	Aboyne	13		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN
MR029	Site for Housing, North of B974, Deebank, Banchory	Banchory	10		River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and is likely to have an impact on the qualifying species through drainage.	IN
MR031	Land West of Auchattie, Banchory	Banchory	15		River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
MR033	Land at Banchory West, South-East of Golf	Banchory	10		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying site and likely to have an impact on the qualifying species through drainage.	IN

	Course, Banchory					
MR034	Phase 1, Land South of Beltie Road, Torphins	Torphins	29		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR035	Phase 2, Land South of Beltie Road, Torphins	Torphins	21		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.	IN
MR036	Phase 3, Land South of Beltie Road, Torphins	Torphins	50		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.	IN
MR038	Bid 1, Site at Lochside of Leys, Banchory	Banchory	100		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.	IN
MR039	Bid 2, Site at Lochside of Leys, Banchory	Banchory	200		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.	IN

MR040	Tillynarb, Land Adjacent to Wood of Arbeadie, Banchory	Banchory	50		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
MR041	Upper Arbeadie, Land Adjacent to Wood of Arbeadie, Banchory	Banchory	50		River Dee SAC is set to the south. This site is at a very close proximity of the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
MR050	Land Southeast of Glencommon Wood, Inchmarlo, Banchory	Inchmarlo	120		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.	IN
MR053	Land East of Raemoir Garden Centre, Banchory	Banchory	100		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR054	Land South of Dykehead Farm, Aboyne	Aboyne	120		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN

MR057	Site OP3, Land at Gallowhill Road, Kincardine O'Neil	Kincardine O'Neil	8		River Dee SAC is set to the west. The site is within a flood plain and this would enable higher chance for contamination on the qualifying site.	IN
MR058	Land North of Tarland Burn, East of Tarland Manse, Tarland	Tarland	20-30		River Dee SAC is set to the south. The site is within a flood plain and this would enable a higher chance for contamination of the qualifying site.	IN
MR059	Land at Drumduan Depot, Dess, Aboyne	Aboyne	05-10	5-10 Tourist Lets and 5-10 Workshops/ Studios	River Dee SAC is set to the east. The site includes a flood plain and this would enable higher chance for contamination of the qualifying site.	IN
MR060	Site OP1, Land at Station Garage, Torphins	Torphins	47	Employment	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.	IN
MR061	Land at former Glen O'Dee Hospital, Corsee Road, Banchory	Banchory	40		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN

MR062	Land Norh of Hillcroft Road, Banchory	Banchory	50		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR068	Land at the Golf Course, West of Glassel Road, Inchmarlo, Banchory	Inchmarlo	100-150		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR069	Land at Wester Beltie, South West of Torphins Golf Club, Torphins	Torphins	6		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR071	Site OP1, Glendeskry, Burnside Road, Tarland	Tarland	50	1ha Employment	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.	IN
MR072	Site OP2, Land Adjoining Alastrean House, Tarland	Tarland	10		The River Dee is set to the south and there is a risk of drainage impact on this feature.	IN

MR073	Site OP3 & P3, Land at Village Farm, Melgum Road, Tarland	Tarland	36		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.	IN
MR075	OP1 East Banchory	Banchory	35	Athletics Field, Storage and Changing Facilities	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.	IN
MR076	P1 Land at Alexander Park, Banchory	Banchory	40		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.	IN
MR077	Land at Upper Lochton, Banchory	Banchory	40		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR081	Site Adjacent to Cluny Cottage, Aboyne	Aboyne	1		River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN

Employment sites

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
BU039	Land at Damhead, West of Damhead Way, Peterhead	Peterhead	3.64ha Retail		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable higher chance for contamination on the qualifying sites. No impact is anticipated on the qualifying interests (vegetated sea cliffs) of the Buchan Ness to Collieston SPA.	IN
BU040	Land at Upperton, North of Sandford Cottage, Peterhead	Peterhead	4.45ha Employment		Buchan Ness to Collieston Coast SAC and Buchan Ness to Collieston SPA is set to the southeast. The site is within a flood plain and this would enable higher chance for contamination on the qualifying sites. No impact is anticipated on the qualifying interests (vegetated sea cliffs) of the Buchan Ness to Collieston SPA.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
FR032	Site CC1	Ellon			Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and may have an impact on drainage and the qualifying species.	IN
FR070	Land South of Tipperty Industrial Estate, Tipperty	Tipperty	1.7ha Employment Land		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
FR071	Site 1 Land East of Tippetty Industrial Estate Tippetty	Tippetty	Employment Land		Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage.	IN
FR072	Site 2 Land East of Tippetty Industrial Estate, Tippetty	Tippetty		Leisure and Tourism	Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage.	IN
FR079	Site 1, East of A90, South Orrock, Balmedie	Balmedie	Employment (business and offices, general industrial, storage and distribution)		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
FR080	Site 2, East of A90, South Orrock, Balmedie	Balmedie	Employment (business and offices, general industrial, storage and distribution)		Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage.	IN
GR099	Land East of Birchmoss Depot, Echt, Westhill	Westhill	4.8ha Employment Land		Loch of Skene is set to the west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species and through drainage.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
KN108	Land East and West of Mains of Dunnottar, Stonehaven	Stonehaven south (Mains of Dunnottar and Gallaton)	Visitor Centre (approx. 140m2 retail, 50m2	Reception, 25m2 Exhibition Space and 300m2 Café), Car Park and 10 Homes	Fowlsheugh SPA is set to the southeast. This site is at a very close proximity to the qualifying site and has a potential to have an impact on qualifying species through tourism or visits by the residents and through drainage.	IN
KN117	Land at New Mains of Ury (Employment), Stonehaven	Stonehaven	1.63ha (approx.) Employment Land		Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and indirect drainage.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
KN118	Land East of East Lodge, New Mains of Ury, Stonehaven	Stonehaven		Hotel and Restaurant	Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits.	IN
KN119	Land East of Megray Burn, New Mains of Ury, Stonehaven	Stonehaven		Roadside Services comprising Petrol Filling Station and ancillary	Garron Point SAC is set to the east. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species. This is likely to be caused by tourism/visits and indirect drainage.	IN
KN129	Land at Durriss Forest, East of Darnford, Durriss	Durriss Forest		Sports/ Adventure Centre	River Dee SAC is set to the east. The site is set at a close proximity to the qualifying site and has a potential to disturb the qualifying features through tourism/visits.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
MR014	Hill of Banchory East, Banchory	Banchory	Retail Park		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 indirect drainage.	IN
MR021	Cooking School/ Passing Trade Site, Kincardine O'Neil	Kincardine O'Neil	Retail Café	Services	River Dee SAC is set to the south. The qualifying sites might be affected through indirect drainage.	IN
MR023	Small Business Enterprise Park, Kincardine O'Neil	Kincardine O'Neil	Small Business		River Dee SAC is set to the south-east. This site is at a very close proximity to the qualifying site and may have an impact on the qualifying species through drainage.	IN
MR024	Land at Banchory GP & NHS Clinic, Bellfield, Banchory	Banchory		Health Centre	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 and tourism.	IN

BID Ref	Site Name	Settlement	Employment and Other Uses	Other Developments	Screening Reference and Comments	Screening
MR030	Site for Heritage Centre, North of B974, Deebank, Banchory	Banchory		Royal Deeside	River Dee SAC is set to the north. This site is at a very close proximity to the qualifying site and is likely to have an impact on the qualifying species through drainage and tourism.	IN
MR078	Land South West of Crathes Public Hall, Crathes	Crathes		Cemetery	River Dee SAC is set to the south and west. This site is at a very close proximity to the qualifying site and likely to have an impact on the qualifying species through drainage.	IN
MR082	Land South West of Drumshalloch Wood, Lochton of Leys, Banchory	Banchory		Football Pitch	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.	IN

Appendix 5 New Sites Subject to Appropriate Assessment

Site	Assessment	Conclusion
OP2 (new), Land West of Crimond Medical Centre, Crimond, 30 Homes	No Impact	Preferred. There is no direct connection to this site from the Loch of Strathbeg. Planning controls on construction and operation will mitigate impacts. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.
OP1 (Allocated), Aulton Road, Cruden Bay, 200 Homes and 2ha of commercial land and community facilities	No Impact	Preferred. There is no connection to this site and its conservation interests.
OP2 (BU014), Aulton Road, Cruden Bay, 31 Homes	No Impact	Preferred. There is no connection to the site and its conservation interests.
OP1 (BU022), South of Newton Road, St Fergus, 38 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. No significant issues will arise from increased public access. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated.
OP1 (BU037), Land to West of St Combs, St Combs, 30 Homes	No Impact	Preferred site. Planning controls on construction and operation. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.

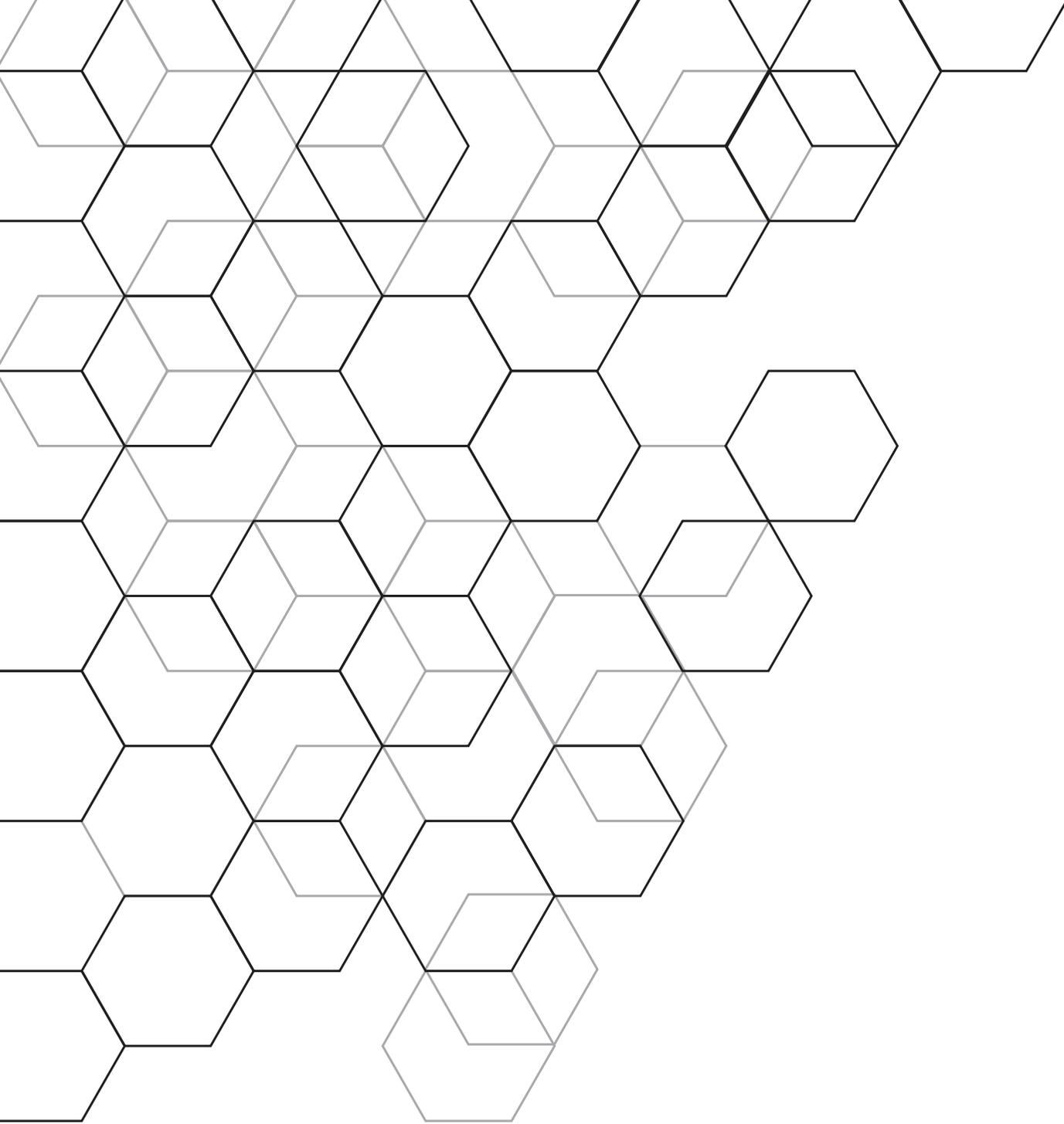
OP2 (BU036), Land to West of St Combs (Phase 1), St Combs, 45 Homes	No Impact	Preferred site. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
OP1 (Allocated), East End of Park Terrace, Belhelvie, 14 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
OP2 (FR131), Land at Cairntack (East), Belhelvie, 41 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
OP3 (FR024), Land to the East of Cairn View, Belhelvie, Belhelvie, 49 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
OP2 (FR028 & FR029), Land North of School Road, Mill of Newburgh, Newburgh, 160 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated. Appropriate drainage provisions will need to demonstrate that no impact will result on the SPA and SAC sites.
OP4 (FR066), Site 2, Land at Blairythan	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management

Terrace, Foveran, 20 Homes		plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
OP1 (FR077), Land at Balmedie South, Balmedie, 80 Homes, 11ha employment land, mixed commercial land, retail and hotel	No Impact	Existing allocation and preferred site. Planning controls on construction and operation will mitigate impacts. No significant loss of land for geese foraging or roosting is anticipated.
OP1 (FR090), Cromleybank, Ellon, 980 Homes, a new primary school and associated facilities, and 2ha employment land	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
Included in Settlement Boundary (FR093), Site at Former Smithy, Main Street, Newburgh, 1 Home	No Impact	Impacts form a single property within the urban context are likely to be negligible.
OP2 (FR124), Land South of Chapelwell Balmedie, 220 Homes	No Impact	Preferred site. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen. No significant loss of land for geese foraging or roosting is anticipated.
Infill (KN040), Land at Polston Road, Maryculter, Kirkton of Maryculter, 2-5 Homes	No Impact	Site to be included within the settlement boundary as white land. Planning controls on construction and operation will mitigate impacts should development be promoted.

OP1 (KN055), Chapelton, Chapelton, 4045 Homes, up to 11.5ha employment land and 11ha identified as strategic reserve	No Impact	Preferred. This site has been granted Planning Permission in Principle. Proposals restrict the rate of development. Drainage into the Red Moss of Netherly has been assessed and approved. Recreational impacts are unlikely due to the nature of the SAC habitat.
OP1 (KN074), Land Northwest of Clune Gardens, Woodland of Durris, 27 Homes	No Impact	This site is an existing allocation from the Aberdeenshire Local Development Plan 2017. Planning controls on construction and operation will mitigate impacts, as demonstrated by the development of the first part of the site.
OP1 (KN080), Site OP1, Carron Den Road, Stonehaven, 155 Homes	No Impact	Allocated site (OP1) from LDP2017 and under construction. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access foreseen.
OP3 (KN087), Ury House, Blue Lodge, Stonehaven, 99 Homes	No Impact	Preferred. Planning controls on construction and operation will mitigate impacts. These are likely to be very small given the accessibility of Garron Point.
OP2 (KN102), Land at Ury House, East Lodge (Bid 1), Stonehaven, 212 Homes	No Impact	Preferred. This site has planning permission resulting from its inclusion in the Local Development Plan 2017. Planning controls on construction and operation will mitigate impacts. These are likely to be very small given the accessibility of Garron Point.
OP5 (KN103), Land at East Lodge (Bid 2), Stonehaven, 60 Homes	No Impact	Preferred as an extension to OP2 and KN102. Intensification of this development is contrary to the Masterplan for the area. Planning controls on construction and operation will mitigate impacts. These are likely to be very small given the accessibility of Garron Point

OP6 (KN104), Mackie Village (Bid 5), Ury Estate, Stonehaven, 91 Homes	No Impact	Preferred. This bid marks a reduction in the capacity of the existing consented site by 46 homes. Planning controls on construction and operation will mitigate impacts. These are likely to be very small given the accessibility of Garron Point.
OP1 (KN110), Blairs College Estate, Blairs, 325 Homes	No Impact	Preferred. This is an existing consent.
OP1 (MR008), Site to East of Finzean Village Hall, Finzean, Finzean, 8 Homes	No Impact	Preferred. Planning controls on construction and operation will mitigate impacts.
OP2 (MR050), Land Southeast of Glencommon Wood, Inchmarlo, 120 Homes	No Impact	Preferred. The development meets an acute need in Aberdeenshire and builds on a successful business. Planning controls on construction and operation will mitigate impacts.
OP3 (MR057), Land at Gallowhill Road, Kincardine O'Neil, 8 Homes	No Impact	Preferred. Existing site allocated in the LDP 2017. Planning controls on construction and operation will mitigate impacts.
OP1 (MR060), Land at Station Garage, Torphins, Mix of uses including 47 homes and a business park	No Impact	Preferred. Planning permission has been granted for this site.
OP6 (MR061), Land at former Glen O'Dee	No Impact	Preferred. An existing consent has been granted for refurbishment of the burned down hospital. Planning controls on construction and operation will mitigate impacts.

Hospital, Banchory, 40 Homes		
OP2 (MR072), Land Adjoining Alastrean House, Tarland, 10 Homes	No Impact	Preferred. Existing allocation from LDP 2017.
OP3 (MR073), Land at Village Farm, Melgum Road, Tarland, 36 Homes	No Impact	Preferred. Existing site allocated as OP3 and P3 in the LDP 2017.



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