



ABERDEENSHIRE

Strategic Environmental Assessment

Environmental Report of the
Local Development Plan 2023

January 2023

ENVIRONMENTAL REPORT

PART 1

To

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PART 2

A SEA Environmental Report is attached for the plan entitled

Aberdeenshire Local Development Plan 2023

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12 January 2023

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1 Environmental Report Non-Technical Summary

1.1 Purpose of this Environmental Report and key stages

We (Aberdeenshire Council) have written this Environmental Report (“the report”) for the Aberdeenshire Local Development Plan 2023 (LDP) under the Environmental Assessment (Scotland) Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking this SEA is to identify and address all the effects the plan is likely to have on the environment, with the overall aim of the process being to protect the environment. Throughout this SEA process we have been taking the views of others into account and will continue to do so until the plan is adopted.

The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. An explanation of these stages can be found below:

1. Pre-screening

Pre-screening of a plan is done to show that a plan is not likely to have any effect on the environment, or if it has any effects at all, they will be minimal. After pre-screening, a plan, programme or strategy (PPS) will not be subject to any further SEA. This stage does not apply to the LDP.

2. Screening

A PPS is screened to determine whether we should be doing an SEA for it. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. If the effect is not significant, no further action is taken and a pre-screening report would be prepared (see Stage 1). In this case, it is clear that the environmental effects of the LDP will be significant and therefore a full SEA is required.

3. Scoping

At the scoping stage, we set out how much information should be in the actual Environmental Report, how we plan to assess the effects of the different aspects of the plan, and how long we will consult with others on the report. We then consult with Key Agencies on the contents of the Scoping Report, and their recommendations help us to improve our approach.

4. Environmental Report

In the Environmental Report, we assess the effects of a plan on the environment and explain how we could address those effects (through a process called mitigation). We also describe how we will monitor any significant effects of the plan on the environment. In January 2019, we published an Interim Environmental Report alongside the Main Issues Report. This assessed the environmental impact of the options and alternatives included in the Main Issues Report. We revised and updated this report to take into account the full content and detail of the Proposed LDP. In May 2020 we published the Environmental Report alongside the Proposed LDP for public comment.

5. Post-adoption Statement

Once we have addressed and resolved the representations received through consultation before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a Post-adoption Statement as the last stage.

1.2 The Context of the Strategy

The new Aberdeenshire LDP is to be adopted in 2012. In it we provide firm guidance up to the period 2032, following which we will review it. We are required to review the Plan to ensure compliance with the Planning (Scotland) Act 2019, which updated how LDPs are produced. This Plan is for the whole of Aberdeenshire, outside the Cairngorms National Park. We no longer include Cairngorms National Park in our Plan due to the Cairngorms National Park Authority now preparing their own LDP.

We have used the Main Issues Report (MIR) and the Proposed LDP 2020 to engage with the public. The MIR and Proposed LDP formed the main focus for discussions on the options for sites that would be developed in Aberdeenshire and for the policies that will guide development. The engagement has helped us to note changes we must make to the options. The LDP contains 31 policies which will be supported with supplementary guidance on affordable housing and developer obligations. Planning Advice also supports the policies, but these have not been subject to the SEA process as they only provide clarity on the LDP policies.

To guide and help us deliver what we plan to do in the Proposed LDP, we have made use of documents and plans such as the Aberdeen City and the Aberdeenshire Strategic Development Plan 2020, LDP 2017, Local Housing Strategy 2018-2023, the Local Transport Strategy 2012, National Planning Framework 3, Scottish Planning Policy, Strategic Transport Projects Review, Priorities for the North East, Regional Transport Strategy (2013-2035) and North East Regional Economic Strategy (2016).

This Report covers the key issues, outcomes, topics and processes of the SEA process listed at paragraph 1-9 of Schedule 3 of the 2005 Act. We have made use of over 100 documents, which influence how we have written this strategy, which affects Aberdeen, the North East, Scotland and the World. These documents cover:

- international conventions and European Directives
- national frameworks and policies
- climate and flooding
- low carbon economy and energy
- the water environment
- biodiversity (plant and animal life on the land and in the water)
- sustainable development

- transport and air quality issues
- historic environment and landscape
- housing
- design
- soil and pollution
- waste management
- equality and diversity
- ageing, exercise and health

1.3 Baseline/Evolution, Characteristics of Areas and Environmental Problems

We have identified a number of problems and issues in Aberdeenshire. In this section, we have listed the significant environmental problems and issues that are considered in this Report. We have also used this section to set out the baseline information for the area. These issues show that the challenges we must deal with through this Plan are:

- Although we do not have the serious air quality problems identified in Aberdeen City, the increasing number of cars, trucks and vehicles that pass through some towns in Aberdeenshire could worsen if the necessary infrastructure is not available to accommodate new development.
- We burn a lot of fuel to heat our homes and to drive our cars, which is pumping more CO₂ into the air and causing our carbon and ecological footprints to rise.
- Lack of active travel opportunities.
- Future climate change will have a number of effects on how much water we will have and how stable our soils will be.
- Petrol stations, factories, and other industries have all affected how good or bad our soil and water is.
- How we dispose of waste can also affect our soils, water and climate, although new ways of managing waste has improved this.
- Fragmentation and lack of green-blue networks, and habitat connectivity.
- Impact on sensitive landscapes (Aberdeen Green Belt or Special Landscape Areas) from developments, and cumulative impacts.
- While the area is rich in cultural heritage and has distinctive landscapes, the houses we have built in the past have put pressure on these resources. New housing development offers the opportunity to improve the efficiency of our homes and create good landscapes.
- New buildings are putting pressure on animal and plant life (biodiversity).
- Where we have good parks or open spaces, people will want to build and live around them.
- Access to housing for all groups.
- Pressure on potable water supplies and sources from the River Dee.
- The make-up of the population is an issue that needs to be considered in relation to the future provision of development. For example, while there are a range of age groups living in the area, because we are living longer, there will be an increased proportion of older people.

1.4 Assessment of Significant Effects

We have put together a summary of how the LDP could significantly affect the environment in Table 1.1 below.

Table 1.1 Assessment of effects

SEA Issue	Plan Impact
Air	<ul style="list-style-type: none"> • The overall effects of the Plan on the environment are mixed (i.e. positive, negative & neutral). Most people drive cars and are served by lorries. Traffic congestion impacts our air quality and climate. The effects are however not significant. • Some localised air quality issues are likely in towns in Aberdeenshire. • Where biomass fuel is likely to be encouraged there could be problems with air quality. • New buildings are more efficient and will use less heat and electricity which will benefit the climate in the long term. However; the process of development will release greenhouse gases into the atmosphere. • The developing along transport corridors helps to reduce car dependency. • Because of the improvements we expect as we develop new infrastructure, the effect of the Plan on air quality will also be positive.
Water	<ul style="list-style-type: none"> • The overall effects of the Plan on water are negative, as a result of the volume of housing and employment land we want to develop. This will increase the amount of water we take from catchments and groundwater sources, in particular the Dee River Special Area of Conservation (SAC). • The scale of development over a longer term is large and the Plan will have long term impacts such as; water levels due to abstraction, water pollution, run-off (both short term and long term), localised flooding and altered morphology. • The MIR promotes water efficiency and sustainable abstraction levels. However, the delivery of water efficient technologies may not be sufficient to cover the impact of water levels followed by abstraction.
Climate Factors	<ul style="list-style-type: none"> • The effects of the Plan on the climatic factors are mixed (i.e. positive, negative & neutral). • The potential for increased emissions during development of new housing and employment land, increased population and resource use will have a negative impact. • Positive impacts will come from promotion of policies that promote efficient resource use and sustainable transport use. • Because of the improvements we expect through new infrastructure, the effect of the Plan on climatic factors is not significant across Aberdeenshire.

Soil	<ul style="list-style-type: none"> • The overall effects of the Plan on soil are mixed (i.e. positive, negative & neutral). • House building and development will cause; soil loss, soil sealing, soil erosion and soil degradation. In addition, other types of development like; wind farms, renewables and associated infrastructure could have impacts on carbon rich soils. • Waste generation will lead to more landfill, which can cause leeching into soil and groundwater. • Positive impacts will come from promotion of policies which reduce waste to landfill and channel development away from areas with carbon rich soils or prime agricultural land, which will help to protect soil integrity. • The development of polluted/contaminated sites will benefit soil because it will clean up the pollution
Biodiversity (Flora and Fauna)	<ul style="list-style-type: none"> • The overall effects of the Plan on plants and animals are mixed. In order to develop the new houses we need, it will require the development of greenfield sites, the loss and fragmentation of habitats and the resulting disturbance of species. However, policies are put in place to mitigate potential effects. Sites that avoid woodland are preferred, and buffer strips between the development and trees and watercourses could mitigate effects and improve biodiversity. • The River Dee and other protected areas are the home to indigenous mammals, salmonid species and invertebrates and development may harm their habitats. • The need to increase the rate of abstraction from the River Dee may have a negative effect on habitats and the status of protected species.
Landscape	<ul style="list-style-type: none"> • The overall effects of the Plan on our visual surroundings are mixed, some positive and others negative. • Development that can be seen from multiple views or is prominent in nature can have negative effects on views and scenery. • Landmark developments with considerate design will add to the area's reputation for quality architecture and design. • There will be some positive impacts through the redevelopment of degraded brownfield sites. • Loss of woodland can affect the character of landscapes. • Cumulative impact on new development affecting the integrity of the green belt, and to a lesser extent, Special Landscape Areas.
Material Assets	<ul style="list-style-type: none"> • The overall effect of the Plan on wealth creation through new infrastructure buildings is very positive. • However, some pressure may be placed on existing assets in the short term until upgraded assets and services come online.

Population	<ul style="list-style-type: none"> • The overall effects of the Plan on population is positive if the level of development and investment in infrastructure aspired to in the Plan is delivered. • Many people will be able to: find a home to rent or buy; have increased and improved local and regional services; and improved transportation links.
Human Health	<ul style="list-style-type: none"> • The overall effects of the Plan on peoples' health will be positive. There will be positive health impacts as a result of new homes, services, areas of open space and connected pedestrian and cycle routes. • At the same time traffic from new development can have a negative impact on air quality which may have a negative effect on human health. • New open spaces and green networks will be provided to encourage recreation and active travel. Safeguards will be put in place to ensure that public open spaces and access ways are not lost.
Cultural Heritage	<ul style="list-style-type: none"> • The effects of the Plan on special (listed/conservation areas) or old buildings are mixed (i.e. positive, negative & neutral). • Where the effects are negative, these are generally small. Design policies will also make the impact small. • In terms of larger scale sites of cultural significance development is focused in areas away from sites such as battlefields.

1.5 Broad Mitigation Measures

In Table 1.2 below you will see how we have addressed all the significant positive and significant negative effects of the preferred policy and land allocation options. We will seek to mitigate the significant negative impacts and enhance the significant positive impacts as we work with other partners in the development of new sites. Some proposed developments in the LDP will need an environmental impact assessment (EIA). Other new developments, which have not been assessed in detail, but may have significant effects on Ramsar sites, must undergo appropriate assessment (i.e. the assessment required under the Habitats Regulations).

Table 1.2: Proposed mitigation measures

SEA Issues	Mitigation Measures
Air	<ul style="list-style-type: none"> • The application of robust criteria during assessment of land allocations will, to an extent, mitigate the negative impact on air from increased car travel. It will also enhance the positive impacts on air by promoting active travel, wheeling and public transport. Policies that promote good connectivity, active travel, wheeling and public transport provision will also be applied. • The masterplanning process will provide the opportunity to maximise this provision in large scale developments.

	<ul style="list-style-type: none"> • Development Management teams will work together and, where appropriate, with the Environment Team and SEPA, to enhance the positive and mitigate the negative impacts on air quality in Aberdeenshire.
Water	<ul style="list-style-type: none"> • We will develop policies that protect and conserve the water environment, encourage the use of SuDS (Sustainable Drainage System) to manage surface water, and ensure buildings do not use excessive amounts of water. • Development Management teams and, where appropriate, the Environment Team and SEPA, will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced, and the negative effects mitigated. • The masterplanning process will also provide the opportunity to maximise these opportunities in large scale developments. • We will avoid building on land that floods.
Climate Factors	<ul style="list-style-type: none"> • We will have a mix of houses, jobs, shops and schools close together so that development will not damage our climate and air. • We will make sure buildings need less heat and electricity thus making them more efficient and reducing energy consumption. • The positive impact of reducing fossil fuel-based energy use through supporting renewable energy development will be enhanced by the proposed new Climate change policies, the existing layout, siting and design policies, and the provision of specialist planning advice on Wind Turbines. • Development Management will work together with applicants from the pre-planning application stage to make sure that a consistent and robust approach is taken to the determination of planning applications. • The negative impact on CO₂ emissions from increased car travel was, to an extent, mitigated through the application of robust criteria during assessment of the land allocations. Policies promoting good connectivity and active travel and public transport provision will be applied. The expected increase in domestic energy use from future development will be mitigated through existing policies such as on using resources in buildings, and renewable energy will promote alternative forms of energy. The masterplanning process will also be used to maximise opportunities in large developments. • The positive impact of supporting sustainable flood management will be enhanced through the application of policies such as Policy RD1 Providing suitable services, which requires SuDS. The Strategic Flood Risk Assessment, which accompanies the proposed LDP, will also support/enhance sustainable flood management. We will also make sure that areas of significant flood risk will be avoided or zoned as an open space within development sites.

	<ul style="list-style-type: none"> • Development Management will work together with applicants from pre-planning application stage to ensure that positive effects are enhanced, and negative effects minimised.
Soil	<ul style="list-style-type: none"> • We will require new developments to clean up harmful pollution where appropriate. • We will recycle more waste, redirect and reduce the waste going to landfill. • We will channel development into corridors so that prime agricultural land or carbon rich soils are not developed. • Development Management will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced and that the minor negative effects do not worsen. The masterplanning process will also be used to enhance opportunities in large scale developments. • Developments likely to have significant effects on carbon rich soils and peatland will be avoided.
Biodiversity (Flora and Fauna)	<ul style="list-style-type: none"> • Development Management will work together with applicants and, where appropriate, the Environment Team, from the pre-planning application stage to make sure that positive effects will be enhanced (e.g. including wildlife areas in new developments) and that the negative effects of the preferred options are reduced. • The masterplanning process will also be used to enhance opportunities in large scale developments. • When we continue to build structures called "SuDS" to take surface water from urban areas, we will make sure that they can encourage biodiversity (i.e. some plant and animal life) to live and grow within these systems. • The positive impact of creation of green networks will be supported/enhanced through the application of existing protective environmental policies, which also seek environmental enhancements. • We will encourage the provision of open spaces, including wildlife areas, in new developments. • We will also protect and enhance special areas where we find plants and animals (small and large). • We will keep areas for animals to move from place to place and avoid habitat fragmentation.
Landscape	<ul style="list-style-type: none"> • We will use existing LDP policies that protect landscape and encourage a high level of masterplanning and design. Development Management will work together with applicants and, where appropriate, the Environment Team, from the pre-planning application stage to make sure that positive effects are enhanced, and negative effects mitigated. • We will not build on the areas that are prominent and visible from multiple places.
Material Assets	<ul style="list-style-type: none"> • We will make sure that roads, schools, hospitals, drains and jobs required for new developments are put in place by the

	<p>application of robust criteria during assessment of the land allocations. Policies such as 'RD1 Providing suitable services, 'RD2 Developers Obligations' and supplementary guidance 'Developer Obligations: Methods for Calculation' will ensure that new development, which has a negative impact on existing infrastructure, will make sufficient contributions to mitigate this impact.</p> <ul style="list-style-type: none"> • Positive impacts through the creation of new material assets will be enhanced through developer contributions policies and layout, siting and design policy. This requires a mix of housing and therefore supports the provision of affordable housing. • Development Management will work together with the Developer Obligations team, applicants and, where appropriate, the Council's Education and Transportation Services and external agencies such as Scottish Water, from pre-planning application stage, to make sure the positive effects on material assets are enhanced and the negative effects minimised. • The masterplanning process will provide the opportunity to maximise this provision in large scale developments. • Applications likely to have significant effects on material assets will be referred to SEPA who play a significant role in licensing Scottish Water assets. Where connection to the public sewer is constrained due to capacity issues, applications will be referred to SEPA for temporary environmentally acceptable private drainage systems before applications are approved.
Population	<ul style="list-style-type: none"> • We will encourage the provision of services, jobs, houses and facilities that cater for all sectors of society, old, young and those with impairments. • The positive impact on the provision of a mix of housing types will be supported by the application of a policy on layout, siting and design in new development, which requires a housing mix. The masterplanning process will be used to ensure that the provision of a housing mix is maximised in larger developments. • Development Management and the Developer Obligations Team will work together from pre-planning application stage to make sure that positive effects are enhanced.
Human Health	<ul style="list-style-type: none"> • We will avoid building where there are risks to health such as areas of poor air quality or foul smells. • We will design development so that people can access areas of open space close to their homes/places of work, be less car dependent and can have more physically active lives. • We will locate development in areas which are better connected to a variety of transport systems to ensure individuals and communities are not isolated. • Development Management will work together with applicants from planning application stage to make sure that positive effects are enhanced, and the negative effects mitigated.

	Policies in the Plan that protect human health will be applied. The masterplanning process will also be used to enhance opportunities in large scale developments.
Cultural Heritage	<ul style="list-style-type: none"> • We will look to protect and enhance our most valued features wherever possible and encourage design in new developments which values and complements our heritage. • Development Management will work together with applicants from planning application stage to make sure that positive effects are enhanced (e.g. protecting areas with the most valued features and encouraging good design in new developments). • The masterplanning process will also be used to enhance opportunities in large scale developments. • We will work with and cooperate with developers to make sure that the minor negative effects on cultural heritage are minimised.

1.6 Monitoring

The Planning Policy Team will monitor the significant negative and positive effects of the Plan through the Monitoring Plan which we have set out in this Environmental Report. We have set out what actions must be carried out, who must carry out each of the actions and when the Planning Policy Team must carry them out.

1.7 How to Comment on the Report

If you would like to express your views on this environmental report, please send your comments to:

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 Woodhill House,
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For more information on how to respond to the Environment Report visit: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>.

2 The Environmental Report

2.1. Introduction

The purpose of this Environmental Report is to provide information on the Aberdeenshire LDP 2023, identify, describe and evaluate the likely significant effects of the Plans, Projects and Strategies (PPS) and its reasonable alternatives. The SEA process for the LDP involved the preparation of a scoping report followed by the undertaking of a strategic environmental assessment of the Main Issues Report (2019). Following analysis and incorporation of comments from consultees, we have prepared this Environmental Report of the Proposed LDP 2020 and offered opportunity for stakeholders to comment. The proposed LDP has now been subject to scrutiny by Scottish Ministers.

With regard to format, the report begins with a Non-Technical Summary in Section 1. Section 2 provides an introduction, key facts and SEA activities to date. Next, Section 3 describes the content and the alternatives of the PPS, while Section 4 discusses the issues that set the context for the strategy, such as other PPS and environmental protection objectives, baseline data, the evolution of the baseline without the PPS; and environmental problems relevant to the plan. Section 5 then looks at the scope and level of detail to be assessed, comprising alternatives, the assessment framework, cumulative effects assessment, mitigation and monitoring, as well as general weaknesses and limitations of the report and difficulties faced. The next steps are outlined in Sections 6. Section 7 defines the acronyms used; with the Appendices following this section.

The key facts relating to the PSS are set out in Table 3.1 below.

Table 2.1: Key Facts relating to the PPS

Name of Responsible Authority	Aberdeenshire Council
Title of the PPS	Aberdeenshire Local Development Plan 2023
What Prompted the PPS	Town and Country Planning (Scotland) Act 1997 (Planning etc (Scotland) Act 2006 and Planning (Scotland) Act 2019)
Subject	Land Use
Period Covered by the PPS	2022-2032
Frequency of Updates	Every 5 years
Area covered by the PPS	The whole of Aberdeenshire excluding Cairngorms National Park
Purpose and/or objectives of the PPS	The purpose of the LDP is to provide a framework for the sustainable development of land covering its area. It does not provide a framework for all development, only actions defined as “development” in

Contact Point

legislation, and for which planning permission is a legal requirement.

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Figure 1 Aberdeenshire Local Development Plan Area

2.2 SEA activities to date

Table 2.2 Summarises the SEA activities to date in relation to the Aberdeenshire Local Development Plan 2023.

Table 2.2 SEA activities to date

SEA Action/Activity	When carried out	Notes (e.g. comment on data availability, particular issues or any advice from the Consultation Authorities that has now been taken into account)
Scoping the consultation periods and the level of detail to be included in the Environmental Report	1-30 April 2018	Advice and meetings with consultation authorities inputted into the process.
Consultation on the scoping report	5 July 2018	When SEA Gateway was notified
Updated Scoping Report Agreed	10 August 2018	
Outline and objectives of the PPS	August 2018	Based on the evolving Main Issues
Relationship with other PPS and environmental objectives	August 2018	Comments from consultation authorities were inputted
Environmental baseline established	August 2018	Revised the existing baseline incrementally
Environmental problems identified	August 2018	Revised known issues based on current understanding and discussions
Assessment of future of area without the PPS	August 2018	Revised the existing information available
Alternatives considered	September 2018	Policies, settlement, areas, and sites
Environmental assessment methods established	September 2018	Involved a number of policy planners
Scoping in/out of policies	September 2018	Discussed based on positions papers written by policy planners and all SEA topics have been scoped in.
Scoping in/out of allocations	September 2018	Discussed based the proposals in the SDP and considering the possibility that the outcome of examination and the SEA will influence the choice of preferred sites. And all SEA topics have been scoped in.
Selection of PPS alternatives to be included in the environmental assessment	September 2018	Main issues, existing policies, existing allocations and new bids, as well as changes to existing policies formed the basis of debate on alternatives
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects	October 2018	Focused on significant issues identified following the assessment
Monitoring methods proposed	October 2018	Considered deliverability of mitigation measures to address significant effects

SEA Action/Activity	When carried out	Notes (e.g. comment on data availability, particular issues or any advice from the Consultation Authorities that has now been taken into account)
Preparation and Consultation on the Interim Environmental Report for the Main Issues Report	January to April 2019	Followed the timetable of the main issues report. Twelve-week consultation period on Interim Environmental Report.
Preparation of the Environmental Report to accompany the Proposed LDP 2020 following public consultation (detailed below)	July to October 2019	Comments received through representations effecting the SEA inputted.
Collating views on the SEA consultation	July to August 2019	Submissions from the Consultation Authorities and others on the Interim Environment Report considered and amendments made where appropriate.
Using the views of the consultation as the basis for proposed plan SEA	August to October 2019	Submissions and views on the Interim Environmental Report were considered in the context of the preparation of the Proposed Plan.
Agree on the Options	August 2019	
Update the assessment of effects of the LDP policies and sites	August to October 2019	Update Draft Environmental Report
Update Mitigation and Monitoring Reports	October 2019	Update Draft Environmental Report
Consultation on the Environmental Report to accompany the Proposed Plan 2020	May to July 2020	Followed the timetable of the Proposed Plan. Eight-week consultation period on Environmental Report
Preparation of the finalised Environmental Report to accompany the LDP 2023 following examination.	June to August 2022	Changes made to reflect Reporters recommendations.
Prepare and publish Post Adoption Statement	November 2022 to January 2023	Demonstrates how views on the various Environmental Reports were considered. Sent to SEA Gateway upon adoption of LDP 2023.
Revise the finalised Environmental Report to accompany the LDP 2023 following its adoption	December 2022	The finalised Environmental Report was updated to reflect comments in the Post-Adoption Statement.
Notification/publicity action	January 2023	Joint advert with the LDP 2023 after the Scottish Ministers adopt the LDP.

3 Outline and Objectives of the Aberdeenshire LDP 2023

3.1 Background

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents, objectives, and timescale of the Aberdeenshire LDP 2023.

The Aberdeenshire LDP 2023 will replace the current adopted Aberdeenshire LDP 2017. The LDP sets out the land use strategy for Aberdeenshire to the end of 2032.

3.2 Strategic Development Plan 2020 Spatial Strategy

The Proposed Aberdeen City and Shire Strategic Development Plan 2018 (SDP2) was published on 21 January 2020 with minor amendments by the Reporter examining the plan. The SDP2 was approved by Scottish Ministers in August 2020. The LDP must be consistent with SDP2. The SDP2 rolls forward the strategy from the Aberdeen City and Shire Strategic Development Plan (2014), which has been in place since the Aberdeen City and Shire Structure Plan 2009. The SDP2 spatial strategy identifies four Strategic Growth Areas (SGA's), where most of the development is directed, but it does not identify where development should go within these areas. The remainder of the area is classified as 'Local Growth and Diversification Area'.

However, a key difference from the SDP 2014 is that the proposed housing allowances in the SDP2 are allocated by Housing Market Area rather than by Strategic Growth Area. It also includes figures for affordable homes. The employment land allocations are still allocated by Strategic Growth Area. Figure 2 illustrates the spatial strategy. The SDP2 proposes that 80% of homes will be in the Aberdeen Housing Market Area and 20% Rural Housing Market Area. Table 3.1 breaks this down further.

Paragraph 3.4 of the SDP2 states:

“The Spatial Strategy plans for growth to be focused in a limited number of places. These are locations where public and private investment in schools, community facilities and transport infrastructure can take place in order to benefit wider quality of life and provide the flexibility to meet the needs of local communities.”

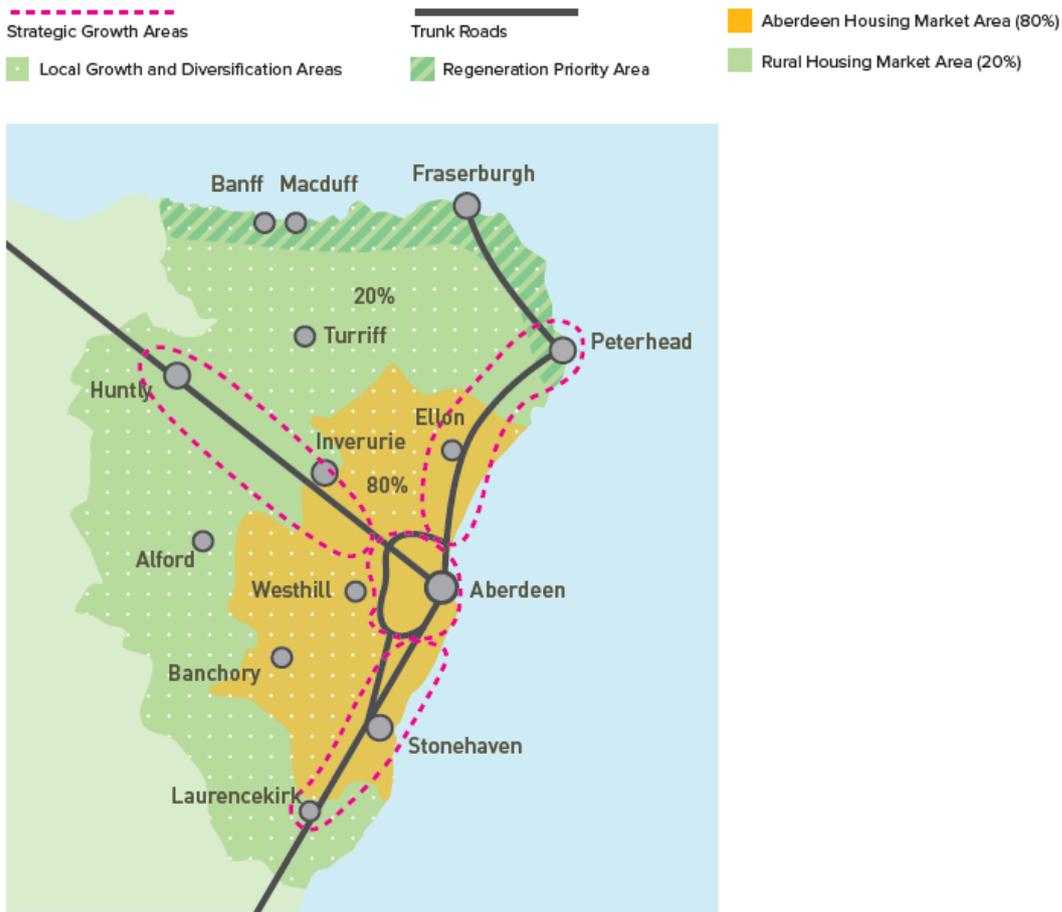


Figure 2: The SDP2 Spatial Strategy and housing market areas (2020)

Table 3.1 SDP2 housing and employment land figures

	Housing Supply 2016 - 2032	Housing Allowances 2020- 2032	Employment land allocations to 2032 (all hectares)	Strategic Reserve Land 2033-2040 (all hectares)
Aberdeen Housing Market Area	26,325	8,172		
Rural Housing Market Area	6,361	2,042		
Aberdeen City Council	16,719	5,107		
Aberdeenshire Council	15,967	5,107		
Aberdeen City SGA			105	70
Aberdeen to Blackdog SGA			45	43
Aberdeen to Huntly SGA			42	28
Aberdeenshire to Laurencekirk SGA			62	42

Source: SDP2 Table 3 and Table 5

3.3 LDP Settlement Strategy

The LDP will identify a sub-regional settlement strategy to implement the SDP2 strategy. This will identify the distribution of development within Aberdeenshire. Where change is necessary, this will be guided by issues of environmental sustainability, infrastructure availability and community development.

The settlement strategy will retain and carry current LDP proposals forward into the next LDP. Allocations that have not been developed since the adoption of the Aberdeenshire Local Plan 2006 will be reviewed and deleted if necessary. New sites will be added in accordance with the allowances set out in the SDP2.

However, there are options in terms of the pattern of development we would expect over the next ten years. Table 3.2 shows these strategic options.

Table 3.2: Settlement Strategy

Options and Alternatives	
Preferred Option	Promote growth in the three Strategic Growth Areas in Aberdeenshire and remove the sections within the spatial strategy that refer to the six different administrative areas in Aberdeenshire (see LDP 2017 sections 5 to 10) and, instead give a wider context to the settlement strategy as it applies over the whole area.
Alternative 1	Promote growth in the three Strategic Growth Areas and keep the statements for each administrative area as a form of promotion and marketing to attract business interests to locate in these areas. Other documents produced by the Council achieve this aim.

3.4 Description of PPS Content of LDP

The LDP, which has now been prepared, contains a vision, strategy, policies and site-specific proposals for land allocations. The content of the plan and its options are listed in Table 3.3 and Table 3.4.

3.5 LDP Vision and Objectives

The vision for the Plan replicates the vision set out in the SDP2, but there is a need to clarify the role of the vision and why the LDP contains the policies that it does. The two options are set out in table 3.3 below.

Table 3.3: LDP Vision

Options and Alternatives	
Preferred Option	Keep the existing vision statement unchanged, but to provide significantly greater guidance on the value of the vision and how it links together.
Alternative	Reduce the weight we would like to give to the vision for the plan to something which is more accessible and less detailed, and make it into a broad statement of intent which has no real use in decision making.

The SDP2 amends the vision so that it has a greater focus on the natural and historic environment and the sustainable use of the region's resources. The SDP2 vision is below:

By 2040, Aberdeen City and Shire will have grown and evolved to become an even more attractive, prosperous, resilient and sustainable European City Region. It will be an excellent place to live, visit and do business.

We will be recognised for:

- our enterprise and inventiveness in the knowledge economy and high-value markets – with a particular focus on energy, biopharmaceuticals, tourism, food and drink, fishing and the primary industries; and,*
- the City Region's unique built, historic and natural environment, which will be protected and, where appropriate, enhanced as a key asset in underpinning a high quality of life and place.*

Decision makers will have acted confidently and taken the courageous decisions necessary to further develop a robust and diversified economy.

Both Councils will have taken a proactive approach towards development that: ensures the sustainable use of natural resources, the ability to live within the area's environmental capacity, can deal with climate change, and creates a more open, inclusive society.

The vision was assessed under the SDP2.

3.6 LDP Policies and Appendices

The policy content remains largely unchanged from the LDP 2017, although amendments were proposed in light of the Main Issues Report 2019 consultation and the Proposed LDP Examination 2021 to provide extra clarification, further detail, corrections or technical updates. However, in light of the Planning (Scotland) Act 2019, the majority of the supplementary guidance that accompanied the LDP 2017 have been included as Appendices in the LDP.

Table 3.4 lists the proposed LDP 2023 policies. Appendix 8.6 provides a full assessment of the policy options.

Table 3.4: LDP 2023 Policies

Shaping Business Development
Policy B1 Town Centre Development and Appendix 2 Retail Centres
Policy B2 Employment and Business Land and Appendix 1 Employment Land Allocations
Policy B3 Tourist Facilities
Policy B4 Special Development Areas and Appendix 3 Regeneration Priority Areas
Shaping Development in the Countryside
Policy R1 Special Rural Areas and Appendix 4 Boundaries of the Green Belt and Appendix 5 Coastal Zone
Policy R2 Development Proposals Elsewhere in the Countryside
Policy R3 Minerals
Policy R4 Hill Tracks
Shaping Home and Housing
Policy H1 Housing Land and Appendix 6 Housing Land Allocations
Policy H2 Affordable Housing
Policy H3 Special Needs Housing
Policy H4 Residential Caravans
Policy H5 Gypsy/Travellers
Shaping Places
Policy P1 Layout, Siting and Design and Appendix 8 Successful Placemaking Design Guidance and Appendix 9 Building Design Guidance
Policy P2 Open Spaces and Access to New Developments and Appendix 10 Standards for Open Space
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 Facilities and Public Amenities
Natural Heritage and Landscape
Policy E1 Natural Heritage and Appendix 12 Local Nature Conservation Sites
Policy E2 Landscape and Appendix 13 Aberdeenshire Special Landscape Areas
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 and Appendix 11 Conservation Areas
Policy HE3 Enabling development to safeguard Historic Buildings at Risk
Protecting resources
Policy PR1 Protecting Important Resources and Appendix 14 Areas Safeguarded or Identified as Areas of Search for Minerals
Policy PR2 Reserving and Protecting Important Development Sites
Policy PR3 Reuse, Recycling and Waste and Appendix 15 Recycling and Waste Facilities
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

3.7 LDP Site Allocations

Additional housing land allocations are required to meet the housing allowances set out in the SDP2, (see Table 3.1). However, not all bids submitted during the 'Call for sites' stage in 2018 were necessary or had constraints that made them unsuitable for development at this time. The examination of the Proposed LDP 2020 finalised the location of sites to be allocated for development.

Table 3.5: Opportunity Sites and Alternatives

Description	
Preferred sites	Existing LDP 2017 allocations will be carried forward into the next LDP, unless these sites have remained undeveloped since their allocation in the Aberdeenshire Local Plan 2006 or are unlikely to come forward before 2032. New sites were identified and assessed as Officer's preference or by the Reporter during the examination of the Proposed LDP 2020 (detailed assessments are contained in Appendices 8.6 to 8.8).
Alternatives	These are existing LDP 2017 allocations that have failed to come forward since the adoption of the Aberdeenshire Local Plan 2006 and new development bids received in 2018. They are not preferred because they are either constrained or are not required to meet the Strategic Development Plan 2020 and Proposed LDP allocation requirements.

4 Plan, Programme or Strategy Context

4.1 Relationship with other PPS & environmental protection objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the relationships with other relevant PPS and how environmental protection objectives have been taken into account in the preparation of the LDP 2023. This section covers these issues and describes the policy context within which the LDP operates, and the constraints and targets that this context imposes on the LDP. The other PPS thought to have an influence on or be influenced by the strategy are identified in Table 4.1 and in more detail in Appendix 8.3

Table 4.1 List of other PPS and environmental protection objectives of the LDP

International Level
Nature Conservation
– The Habitats Directive 92/43/EEC
– The Birds Directive 2009/147/EC
– Convention on Wetlands of International Importance 1971 (Ramsar)
– Nature Conservation - the Ramsar Convention
– EU Biodiversity Strategy 2020
Water
– Water Framework Directive 2000/60/EC
– Nitrate Directive 91/43/EC
Waste
– The Landfill Directive 99/31/EC
– The Waste Framework Directive 2008/98/EC
– Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Landscape
– European Landscape Convention 2000
Climate Change
– UN Framework Convention on Climate Change 1992
– The Second European Climate Change Programme (currently in preparation)
National
Overarching Planning Policy
– Town and Country Planning (Scotland) Act 1997
– The Planning (Scotland) Act 2006
– National Planning Framework for Scotland 3 (NPF3) (2014)
– Scottish Planning Policy 2014
Air and Climate Change
– Scottish Climate Change Delivery Plan (2009)
– Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)

– 2020 Routemap for Renewable Energy in Scotland
– SEPA's National air quality report (2008)
– Towards a Low Carbon Economic Strategy for Scotland (2010)
– Changing Our Ways- Scotland's Climate Change Programme (2006)
– Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006)
– Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.
– Calculating Carbon Savings from Windfarms on Scotland's peat lands (2008)
Heritage, Design and Regeneration
– Our Place in Time: The Historic Environment Strategy for Scotland (2014)
– Historic Environment Policy for Scotland (2019)
– Designations Policy and Selections Guidance (2019)
– Scheduled Monuments Consent Policy (2019)
– Managing change in the historic environment: Demolition of Listed Buildings (2019)
– Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings (2019)
– Managing Change in the Historic Environment: Gardens and Designed Landscapes (2020)
– Managing Change in the Historic Environment: Historic Battlefields (2020)
– Managing Change in the Historic Environment: Setting (2020)
– Guidance on the Principles of Listed Building Consent (2019)
– Guidance on Conservation Areas (2019)
– Historic Environment Scotland Act 2014
– The Planning (Listed Buildings and Conservation Areas) Act 1997
– Planning (Listed Building Consent and Conservation Area Consent Procedure) (Scotland) Regulations 2015
– Ancient Monuments and Archaeological Areas Act 1979
– Creating Places - A policy statement on architecture and place for Scotland (2013)
– Designing Streets: A Policy Statement for Scotland (2010)
– People and Place: A Policy Statement for Scotland (2006)
– Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape
– The Scottish Soil Framework (2009)
– Scottish Landscape Forum: Scotland's Living Landscape (2007)
– Scotland's Living Landscapes: Places for People (2007)
– Guidance on Local Landscape Designations (NatureScot, Historic Scotland, 2006)
– Fitting Landscapes (2014)
Cross-Sectoral
– Natural Resource Productivity (2009)

– Low Carbon Infrastructure Transition Programme 2014
– Making things to last: Circular Economy Strategy for Scotland 2016
– National Performance Framework 2016
– Low carbon economy strategy 2010
– Scotland's Agenda for Cities 2016
– Scottish Economic Strategy (2015)
– Getting the best from our land: A land use strategy for Scotland 2016-2021
– Scotland's National Transport Strategy (2006)
– Strategic Transport Projects Review (2009)
– Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
– Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
– PAN 63: Waste Management Planning (2005)
– PAN 65: Planning and Open Space (2008)
– PAN 75: Transport and Planning (2005)
– PAN 77: Designing Safer Places (2006)
– PAN 78: Inclusive Design (2006)
– SEPA One Planet Prosperity – Our regulatory strategy (2016)
Homes, Population and Health
– Homes Fit for the 21 st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
– All Our Futures: Planning for a Scotland with an Ageing Population (2007)
– Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy)
– Firm Foundation – The Future of Housing in Scotland: A Discussion Forum (2008)
– Let's Make Scotland More Active: A Strategy for Physical Activity (2003)
– Let's Get Scotland Walking – The National Walking Strategy (2014)
– Cycling Action Plan for Scotland 2017-2020
– A Long-Term Vision for Active Travel in Scotland 2030
– Equality Act 2010
– Disability Discrimination Acts 1995 and 2005
– SEPA Report: Incineration of Waste and Reported Human Health Effects (2009)
– Scottish Executive Reaching Higher – Building on the Success of Sport 21 (2007)
– 'Making the Links: greenspace for a more successful and sustainable Scotland' (2009)
– Land Reform (Scotland) Act 2003
– Scottish Outdoor Access Code (2004)
– Community Empowerment (Scotland) Act 2015

Natural Conservation and Biodiversity
– Wildlife and Countryside Act 1981 (as amended)
– The Nature Conservation (Scotland) Act 2004
– Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species)
– Protection of Badgers Act 1992 (as amended)
– 2020 Challenge for Scotland's Biodiversity: A Strategy for the Conservation and Enhancement of Biodiversity in Scotland (2013)
– Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004)
– The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
– The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
– The Habitats Regulations 2010 (in relation to reserved matters)
– Scottish Landscape Forum' (2007) Scotland's living landscapes
– State of Scotland's Green Space 2009
– UK Biodiversity Action Plan 1994
– Scottish Government's Policy on Control of Woodland Removal (2009)
– Scottish Forestry Strategy 2006
– Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
Food and Agriculture
– Scotland's National Food and Drink Policy (2009)
– Scottish Rural Development Programme 2014-2020
– Whole farm review scheme (2014)
– Farming For a Better Climate (website)
Water, Marine and Coastal
– Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)
– Water Environment and Water Services (Scotland) Act 2003
– The Flood Risk Management (Scotland) Act 2009
– River Basin Management Plan for the Scotland river basin district: 2015-2027
– Scottish Water Strategic Asset and Capacity Development Plan (2009)
– SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
– Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
– Our Seas – a shared resource. High Level Marine Objectives (2009)
– Marine (Scotland) Act 2010
– Marine Strategy Regulations 2010
– SEPA Indicative Flood Map 2014

– CIRIA SUDS manual C753 – All SUDS (with regards to water quality and quantity) proposals should be designed in accordance with the manual (2007)
– Scotland's National Marine Plan 2015
– UK Marine Policy Statement 2011
– Scottish Executive Marine and Coastal Strategy (2005)
Waste
– Scotland's Zero Waste Plan (2010)
– SEPA Guidelines for Thermal Treatment of Municipal Waste (2014)
– One Planet Prosperity – A Waste to Resources Framework (2016)
REGIONAL
Cross-Sectoral
– North East Scotland Fish Processing Strategy Report 2015
– The Land Based Sector in NE Scotland 2016
– Aberdeen and Aberdeenshire Tourism Strategy 2013
– North East Scotland Food and Drink Strategy 2015
– NE Sustainable Energy Action Plan (Aberdeen City, Shire, Moray and Angus) Draft
– Economic Growth Framework for North East Scotland
– 'Building on Energy Delivering the Vision for 2025' The Economic Action Plan for Aberdeen City and Shire 2013-2018
– Regional Transport Strategy 2008
– NESTRANS Revised Regional Transport Strategy Refresh 2013-2035
– Aberdeen City and Shire Strategic Development Plan (2020)
– North East Regional Economic Strategy (2016)
Nature Conservation & Biodiversity
– North East of Scotland Local Biodiversity Action Plans (under review)
Water
– River Dee Catchment Management Plan (2007)
– North East Flood Risk Management Strategy 2015
– North East Local Flood Risk Management Plan 2016-2022
– Local Flood Risk Management Plans 2015
Local Level
Air & Climate
– Aberdeenshire Council Climate Change Action Plan 2011 – 2015
– Aberdeenshire Air Quality Reports (annual) (2017)
Soil
– Aberdeenshire Council Contaminated Land Strategy 2011
Access, Landscape, Population & Human Health
– Aberdeenshire Core Paths Plan 2013
– Outdoor Access Strategy (2019)
– Aberdeenshire Council Parks and Public Open Spaces Strategy 2010
– Banff and Buchan Landscape Character Assessment Report (1997)
– South and Central Aberdeenshire LCA (1998)

– Aberdeen City Landscape Character Assessment Part 5 Landscape Sensitivity Assessment (2018)
– Aberdeenshire Open Space Audit (2008)
Waste
– Aberdeenshire Council Integrated Sustainable Waste Management Strategy
Community Planning
– Aberdeenshire Community Plans (by Area)
– Aberdeenshire Community Local outcomes improvement plans
Historic Environment
– Aberdeenshire Council Built Heritage Strategy 2018-2021
Housing
– Aberdeenshire Local Housing Strategy 2018-2023
Land Use
– Aberdeen City Local Development Plan 2017
– Aberdeenshire Local Development Plan 2017
– Region Land Use Strategy Pilot - Aberdeenshire Council (2015)
– Aberdeenshire Forest and Woodland Strategy (2016)
Economic Development
– Aberdeenshire Regeneration Strategy 2016
– Aberdeenshire Economic Development Strategy 2013-2016 (and 2016 addendum)

From the analysis of the relevant plans, programmes and environmental protection objectives, the key points arising from this analysis are that the LDP should:

- Promote **sustainable development** within Aberdeenshire;
- Limit or reduce the **emissions** of greenhouse gases through development of more efficient ways of exploring, extracting and processing fossil fuels;
- **Sustainable transport:** identification and facilitation of alternatives to vehicular use, including active travel such as cycling and walking routes.
- Promote mitigation of and adaption to the effects of **climate change**;
- Promote the sustainable use of **natural resources**;
- Protect and **enhance biodiversity**, species and habitats;
- Identification and **promotion of habitat networks**;
- Promote the sustainable management and enhancement of **soils**;
- Maintain, protect and enhance **landscape character** and **cultural assets**;
- Promote sustainable and efficient use of **water** and enhance the environmental quality of water and the biodiversity it supports;
- Avoid adverse effects on the **water environment** and any increase flood risk. Actively promote sustainable flood risk management;
- Support sustainable **food production**;
- Enhance opportunities for **public access** to the natural environment;
- Promote the safeguarding of **open space** and its provision as part of new developments;

- Increase **community engagement** with the natural environment;
- Promote strategies that do not degrade the **coastal environment**;
- Reduce **social exclusion** and inequalities; and
- Consider the availability and accessibility of **land for development**.

4.2 Relevant aspects of the current state of the environment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires the Environmental Report to include a description of “*the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the Plan or Programme*”, and “*the environmental characteristics of areas likely to be significantly affected*”. The provision of this information allows a description of the relevant environmental context within which the strategy will operate and the constraints and targets that this context imposes on the PPS. The detailed tabulation of the baseline data is presented in Appendix 8.4.

4.3 Likely evolution of the environment

It is important to clarify that this is a review of the current LDP, which was adopted in April 2017, and that without review the current LDP would remain. The likely evolution of the environment without the LDP is likely to focus on anything that is likely to change between the current plan and the next plan. There are also other PPS listed in Table 4.1 under “Regional” and “Local”; for example the Aberdeen City and Shire Strategic Development Plan 2020, Local Transport Strategy, the Local Housing Strategy and the Core Paths Plan, which will involve physical development that will have environmental consequences; both positive and negative.

It is envisaged that future changes to the environment are inevitable due to natural processes, but also due to human interventions that are unconnected with the LDP. The existing environmental problems described in the previous section would likely persist in the absence of an LDP. Potential changes to the environmental baseline without the LDP are listed in Table 4.2 below.

Table 5.2: Likely Evolution of the Baseline without LDP

SEA Topic	Likely Evolution of the Baseline
Air	<ul style="list-style-type: none"> • Air quality may continue to decrease in Aberdeenshire. • Other PPS will affect air quality issues such as the regional and local transport strategies. • Air quality issues in urban centres are likely to become a focus of plans and policies with significant efforts to improve quality. Measures may include green infrastructure such as trees.
Water	<ul style="list-style-type: none"> • The focus on water environmental quality and management provided by European directives will continue with improvements in quality.

	<ul style="list-style-type: none"> • However, climate change and associated land use changes, including potentially an intensification of agriculture, will increasingly impact on the water environment. • Adverse effects on water quality would remain in the absence of the strategy. The pressure for water abstraction is related to the level of development proposed, which in the longer term could affect water flows and riparian habitats in the River Dee SAC. • Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.
Climatic Factors	<ul style="list-style-type: none"> • The effects of climate change on the environment, economy and society will increase. • Some opportunities for early planning and activity to mitigate and adapt to these changes will be missed. • Developments could occur in inappropriate locations and result in increased commuting and greenhouse gas emissions. • Without a strong policy framework energy efficiency measures in new developments may not occur. • Other PPS will affect climatic factors. • There may be increased risk of flooding due to the effects of climate change and also cumulative effects of development and pressure on flood plains.
Soil	<ul style="list-style-type: none"> • In the near future, soil quality is unlikely to get the focus it deserves given its significance to society. There is currently no specific international or national legislation for the protection of soils. • In the medium to long term soil impacts and soil quality issues are likely to become significant enough for an increased focus and effort in their protection and enhancement. • Impacts on soil caused by development of the strategy may not occur although impacts on soils and agricultural land with proposals within other plans and human activities would remain. • Other PPS such as the Local Housing Strategies are likely to affect soils. • Continuation of current trend/issues with no remediation leading to loss of ground water resource, soil resource and adverse effects on public health.
Biodiversity, flora & fauna	<ul style="list-style-type: none"> • Adverse and positive effects on biodiversity caused by other plans and activities will continue. • Despite a range of PPS to tackle the issue current trends still suggest continued loss and fragmentation of habitats and the loss of species numbers and biodiversity. • The potential protection offered through the LDP would not occur. This may result in further fragmentation of habitats, loss

	<p>of biodiversity due to unplanned development in potentially sensitive and/or designated areas.</p> <ul style="list-style-type: none"> • Other PPS may reduce the impact of current trends and issues.
Landscape	<ul style="list-style-type: none"> • The steady evolution of the landscape in relation to human activity, biological process and climate will continue. Landscape will continue to be influenced by a range of plans, policies and by culture. • Greenfield sites may be built on rather than brownfield sites, thus affecting landscape character, and not addressing the issue of regenerating brownfield sites, which may have land contamination issues. • There would be a greater risk of unplanned and sporadic development potentially affecting sensitive landscape characters and diluting rural character. Sporadic development would result in pockets of noise and light pollution. • The absence of a design policy could affect the quality of the built environment and affect sense of place.
Material Assets	<ul style="list-style-type: none"> • Continuation of current trend although other PPS may have an impact on reducing reliance on landfill. • Without planned development and a strategic approach to infrastructure shortfalls may occur in the level of facilities to meet the needs of the population. • Other PPS such as the Regional Transport Strategy may have an impact on material assets.
Population & Human Health	<ul style="list-style-type: none"> • Despite the short-term fall in the population due to the decline in the oil sector between 2015 and 2018, the population is likely to continue to increase in Aberdeenshire. • Health issues associated with inactivity and old age are likely to increase. Population of the region would continue to grow in the 65+ age group. • Without development and positive action there will be a falling demand on schools and an increase of pressure on health facilities. • Return to previous trend leading to higher house prices, lack of availability of homes and increasing pressure on infrastructure, the built and natural environment. • Sporadic and unplanned development may limit or restrict access to greenspace and active travel opportunities. • Air quality may continue to deteriorate in Aberdeen City. • Other PPS will affect air quality issues such as the regional and local transport strategies.
Cultural Heritage	<ul style="list-style-type: none"> • Existing impacts and benefits on the historic environment in relation to economic development will remain. • The absence of design policies could affect the built and historic environment.

- | |
|--|
| <ul style="list-style-type: none">• Negative and positive effects on the historic environment may not occur if the Plan is not in place (this includes regeneration and preservation). |
|--|

4.4 Significant baseline changes since the LDP 2012 and LDP 2017

When comparing the baseline data from the LDP 2012 Environmental Report, there are no significant changes to the baseline data since the adoption of the LDP 2012, except for material assets and population (house completions). However, there are notable differences affecting air, soil and water quality, and climatic factors worth mentioning.

While the policies in the LDPs have been amended to reflect Scottish Planning Policy 2014 and other relevant PPS, their principles remain largely the same, and the low build-out rate across Aberdeenshire has meant that many land-use allocations identified in the LDP 2012 have been carried forward in the LDP 2017 and the next LDP. As a result, impacts on the baseline data remain largely unchanged.

However, the increased generosity in the rural development policy, which currently allows up to 3 houses on previously developed land, has meant the number of homes being approved in the countryside has remained constant (e.g. from redeveloping redundant farm buildings). This has resulted in an increase in the number of septic tanks in the countryside. As such, this could have a long-term negative impact on water quality and landscape character. To help mitigate these effects, the LDP 2017 reduced the distance houses could be built from identified settlements (from 400m to 200m). However, to avoid suburbanisation of the countryside, the preferred rural development policy in the LDP 2023, places more focus on the design of rural developments and generally allows up to 7 new homes on brownfield sites, to avoid incremental planning applications. The rural development policies were a main issue in the LDP Main Issues Report 2019.

While Aberdeenshire has no areas identified as Air Quality Management Zones, the annual air quality reports show that air quality is still an issue in some of Aberdeenshire's larger settlements. Traffic congestion due to road capacity being breached is the main issue. This has resulted in places like Westhill not receiving new housing allocations and most recently Inverurie, as sites cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.

Domestic CO₂ emissions have dropped, but road transport CO₂ emissions are slowly rising. However, in 2016 there was a sharp decrease.

The River Basin Management Plan (Scotland) was introduced after the LDP 2012, but overall, there has been a slow improvement in the status of surface water

quality, but bad surface water quality remains unchanged. This is most likely due to agricultural practices rather than land use planning.

There has been an increase in abstraction pressure physically occurring on the River Dee Special Conservation Area.

The number of domestic properties that are within Potentially Vulnerable Areas (to flooding) has doubled and for non-domestic has quadrupled. Between 2011 and 2016, SEPA updated their flood risk maps, which can explain the difference.

In relation to soil quality, it was noted that while the recycling of household waste has increased, the overall production of household waste has increased.

The SEA topics on air, biodiversity, landscape, population, human health and cultural heritage note only minor differences.

4.5 Characteristics of Areas likely to be significantly affected

The analysis of the baseline information (in Appendix 8.4) indicates that the LDP is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated the effects on those sites from the strategy could be cumulative.

Table 4.3 below contains information relating to which policies and sites are likely to significantly negatively affect an environmental receptor, even after mitigation measures have been applied. Most of the bid sites that are predicted to have significant negative effects are not preferred (the alternatives).

However, there is some discrepancies in the table, as the scores for the existing “OP” sites in the LDP 2017 are taken from the SEA for the LDP 2017, which do not include mitigation measures, as this was not done for the LDP 2017 SEA. Time constraints has not allowed the Policy Team to revise the scores, and as such, these sites may not have significant effects post-mitigation.

Table 4.3: Preferred and alternative policies and sites with likely significant negative effects on environmental receptors post mitigation

SEA Topic	Aberdeenshire LDP Policy/Site
Air	Policies and Appendices <ul style="list-style-type: none"> • R2 Development Proposals Elsewhere in the Countryside • PR3 Reuse, Recycling and Waste
	Buchan <ul style="list-style-type: none"> • Boddam BU030
	Formartine <ul style="list-style-type: none"> • Ellon OP4

	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Banchory-Devenick KN071 (not preferred)
Water	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Aberchirder P3 • Aberchirder BUS • Cairnbulg and Inverallochy R1 • Cruden Bay BU038 (not preferred) • Memsie BB011 (not preferred) • Memsie BB015 (not preferred) • Memsie BB021 (not preferred) • Portsoy BB028 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> • Auchnagatt OP1 • Cruden Bay BU038 (not preferred) • Hatton OP1 • Peterhead OP5 • Ravenscraig BU004 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Foveran FR109 (not preferred) • Newburgh OP2 • Newburgh FR050 (not preferred) • Pitmedden and Milldale OP1 • Woodhead FR130
	<p>Garioch</p> <ul style="list-style-type: none"> • Kinmuck GR045 (not preferred) • Kinmuck GR047 (not preferred) • Kinmuck GR118 (not preferred) • Westhill GR041 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Kirkton of Durriss KN075 (not preferred) • Kirkton of Durriss KN137 (not preferred) • Stonehaven OP7 • Banchory-Devenick KN069 (not preferred) • Banchory-Devenick KN070 (not preferred) • Banchory-Devenick KN071 (not preferred) • Banchory-Devenick KN072 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Inchmarlo OP2 (MR050)
Climatic Factors	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Aberchirder P3 • Aberchirder BUS

	<ul style="list-style-type: none"> • Portsoy BB028 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> • Ravenscraig BU004 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Pitmedden and Milldale OP1
	<p>Garioch</p> <ul style="list-style-type: none"> • Kintore GR052 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Luthermuir KN107 (not preferred) • Netherley KN015 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Tarland MR071 (not preferred)
Soil	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites • C2 Renewable Energy
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Banff OP2 (BB020) • Ladysbridge BB016 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> • Maud BU028 (not preferred) • Mintlaw OP2 (BU045) • St Fergus BU060 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Balmedie OP3 • Balmedie FR079 (not preferred) • Balmedie FR116 (not preferred) • Ellon OP3 (FR011) • Ellon FR031 (not preferred) • Ellon FR084 (not preferred) • Foveran FR109 (not preferred) • Foveran FR142 (not preferred) • Foveran FR143 (not preferred) • Newburgh OP3 (FR028 and FR029) • Newburgh FR050 (not preferred) • Oldmeldrum OP1 (FR119) • Oldmeldrum OP4 (FR069) • Oldmeldrum OP5 (FR061) • Oldmeldrum OP6 (FR068) • Oldmeldrum FR012 (not preferred) • Oldmeldrum FR062 (not preferred) • Oldmeldrum FR083 (not preferred) • Oldmeldrum FR110 (not preferred) • Oldmeldrum FR111 (not preferred) • Oldmeldrum FR135 (not preferred) • Pitmedden and Milldale OP1

	<ul style="list-style-type: none"> • Pitmedden and Milldale OP2 (FR006) • Pitmedden and Milldale FR007 (not preferred) • Tarves OP3 (FR058) • Tarves FR002 (not preferred) • West Pitmillan OP1 (FR118)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Gourdon OP2 • Gourdon OP1 (KN135) • Inverbervie OP1 • Johnshaven OP1 • Laurencekirk OP1 • Laurencekirk OP2 • Laurencekirk OP3 • Laurencekirk OP6 (KN073) • Laurencekirk OP8/SR1 • Laurencekirk KN026 (not preferred) • Laurencekirk KN083 (not preferred) • Laurencekirk KN114 (not preferred) • Luthermuir KN107 (not preferred) • Stonehaven OP2 (KN102) • Stonehaven BUS2 • Stonehaven KN032 (not preferred) • Stonehaven KN050 (not preferred) • Stonehaven KN051 (not preferred) • Stonehaven KN076 (not preferred) • Stonehaven KN077 (not preferred) • Stonehaven KN078 (not preferred) • Stonehaven KN108 (not preferred) • Stonehaven KN121 (not preferred) • Stonehaven KN122 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Alford MR015 (not preferred)
Biodiversity, flora & fauna	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites • PR3 Reuse, Recycling and Waste
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Cairnbulg and Inverallochy R1
	<p>Buchan</p> <ul style="list-style-type: none"> • Maud BU003 (not preferred) • New Pitsligo BU034 (not preferred) • Peterhead BU044 (not preferred) • Peterhead BU052 (not preferred) • Peterhead BU053 (not preferred) • Peterhead BU054 (not preferred)
	<p>Formartine</p>

	<ul style="list-style-type: none"> • Balmedie OP3 • Newburgh FR050 (not preferred) • Turriff OP1 (FR078)
	<p>Garioch</p> <ul style="list-style-type: none"> • Westhill GR041 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Luthermuir KN107 (not preferred) • Stonehaven OP3 (KN087) • Stonehaven OP2 (KN102) • Stonehaven KN120 (not preferred) • Stonehaven KN121 (not preferred) • Ardoe KN124 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Banchory OP2 • Banchory R3 • Banchory MR031 (not preferred) • Banchory MR053 (not preferred) • Banchory MR062 (not preferred) • Kincardine O'Neil MR023 (not preferred) • Montgarrie MR027 (not preferred) • Torphins MR004 (not preferred)
Landscape	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites • PR3 Reuse, Recycling and Waste • C2 Renewable Energy
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Cairnbulg and Inverallochy OP3 (BB024) • Inverboyndie BB026 (not preferred) • Whitehills BB029 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> • Boddam BU030 (not preferred) • Crimond BU058 (not preferred) • St Fergus BU059 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Balmedie OP3 • Pitmedden and Milldale OP1
	<p>Garioch</p> <ul style="list-style-type: none"> • Westhill GR041 (not preferred) • Westhill GR066 (not preferred) • Birchbank, Inverurie GR113 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Drumoak KN035 (not preferred) • Marywell KN028 (not preferred) • Newtonhill KN101 (not preferred) • Newtonhill KN133 (not preferred)

	<ul style="list-style-type: none"> • Portlethen KN039 (not preferred) • Portlethen KN057 (not preferred) • Portlethen KN058 (not preferred) • Portlethen KN109 (not preferred) • Stonehaven KN032 (not preferred) • Stonehaven KN076 (not preferred) • Stonehaven KN077 (not preferred) • Stonehaven KN078 (not preferred) • Stonehaven KN112 (not preferred) • Banchory-Devenick KN069 (not preferred) • Banchory-Devenick KN070 (not preferred) • Banchory-Devenick KN071 (not preferred) • Banchory-Devenick KN072 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Banchory OP2 • Banchory MR031 (not preferred) • Kincardine O'Neil MR017 (not preferred) • Kincardine O'Neil MR018 (not preferred) • Kincardine O'Neil MR019 (not preferred) • Huntly MR001 (not preferred) • Huntly MR044 (not preferred) • Huntly MR046 (not preferred) • Torphins MR005 (not preferred) • Ballogie MR025 (not preferred) • Ballogie MR027 (not preferred)
Material Assets	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • H1 Housing Land • H2 Affordable Housing • H3 Special Needs Housing • PR2 Reserving and Protecting Important Development Sites
	<p>Formartine</p> <ul style="list-style-type: none"> • Ellon OP2
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Kirkton of Durris KN075 (not preferred) • Portlethen OP1 (KN042) • Portlethen KN041 (infill)
Population & Human Health	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites
	<p>Buchan</p> <ul style="list-style-type: none"> • Peterhead BU039 (not preferred) • Peterhead BU043 (not preferred) • Peterhead BU044 (not preferred)
	<p>Garioch</p> <ul style="list-style-type: none"> • Westhill GR042 (not preferred) • Westhill GR064 (not preferred)

	<ul style="list-style-type: none"> • Westhill GR066 (not preferred) • Westhill GR122 (not preferred) • Westhill GR123 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Drumoak KN034 (not preferred) • Drumoak KN036 (not preferred) • Stonehaven KN016 (not preferred)
	<p>Marr</p> <ul style="list-style-type: none"> • Banchory MR076 (not preferred)
Cultural Heritage	<p>Policies and Appendices</p> <ul style="list-style-type: none"> • PR2 Reserving and Protecting Important Development Sites • C2 Renewable Energy
	<p>Banff and Buchan</p> <ul style="list-style-type: none"> • Memsie BB021 (not preferred) • Rathen BB034 (not preferred)
	<p>Buchan</p> <ul style="list-style-type: none"> • New Deer BU021 (not preferred) • New Deer BU023 (not preferred) • Longside Airfield OP1 (BU041) • Ravenscraig BU004 (not preferred)
	<p>Formartine</p> <ul style="list-style-type: none"> • Balmedie FR022 (not preferred) • Fyvie FR126 (not preferred) • Oldmeldrum FR083 (not preferred) • Oldmeldrum FR110 (not preferred) • Potterton FR123 (not preferred)
	<p>Garioch</p> <ul style="list-style-type: none"> • Inverurie GR057 (not preferred) • Inverurie GR058 (not preferred) • Inverurie GR059 (not preferred) • Inverurie GR089 (not preferred) • Inverurie GR090 (not preferred) • Inverurie GR091 (not preferred) • Kinmuck G118 (not preferred) • Kirkton of Skene GR116 (not preferred) • Oyne GR069 (not preferred) • Westhill GR041 (not preferred) • Westhill GR064 (not preferred) • Westhill GR132 (not preferred) • Garlogie GR095 (not preferred)
	<p>Kincardine and Mearns</p> <ul style="list-style-type: none"> • Kirkton of Maryculter KN005 (not preferred) • Kirkton of Maryculter KN006 (not preferred) • Muchalls KN059 (not preferred) • Stonehaven KN032 (not preferred)

	<ul style="list-style-type: none">• Stonehaven KN108 (not preferred)• Ardoe KN124 (not preferred)
	Marr <ul style="list-style-type: none">• Alford MR015 (not preferred)• Alford MR042 (not preferred)• Huntly MR066 (not preferred)• Kincardine O'Neil MR017 (not preferred)• Kincardine O'Neil MR018 (not preferred)• Kincardine O'Neil MR019 (not preferred)• Tarland MR058 (not preferred)• Tarland MR071 (not preferred)

4.4 Environmental problems

The key environmental problems of relevance to the LDP are presented in Table 4.4 based on an analysis of the baseline and its likely evolution. It will be important to take account of these factors in developing the strategy.

Table 4.4: Environmental Problems

Environmental Topic	Issues/Trends	Possible role of the LDP
Air Quality	<ul style="list-style-type: none"> • Although there are no Air Quality Management Areas (AQMA) in Aberdeenshire, levels of nitrogen dioxide (NO₂) and particulate matter 10 micrometres or less in diameter (PM₁₀) could rise near towns as result of road transport, increasing traffic flows and congestion. • PM₁₀ could rise where there are biomass plants. • Increased localised emissions of air pollutants in town centres caused by increased development around town centres for retail, business and leisure. • Need to encourage more sustainable forms of transport. 	<ul style="list-style-type: none"> • The LDP should identify the means to reduce reliance on the car and direct development to accessible locations which can be served by modes of public transport. The implementation of the LDP should minimise car dependence, air pollution and nuisance.
Water	<ul style="list-style-type: none"> • Water bodies in close proximity to main roads are at risk from pollution caused by the impacts of contaminated surface water run-off from roads. • Agriculture and forestry can lead to losses of nutrients to the water environment. 	<ul style="list-style-type: none"> • The LDP can indirectly influence the condition of the water resource (e.g. beds, banks, shoreline and riparian habitats) through partnership working and controlling urban land use changes through policies.

Environmental Topic	Issues/Trends	Possible role of the LDP
	<ul style="list-style-type: none"> • Over-abstraction in an area of relatively low water productivity in the area leading to environmental impacts on river reaches, groundwater sources and lakes/lochs, and the habitats that rely on them. • Historical soil contamination, in and around previous industrial areas in the area, is a key source of groundwater pollution. • The region has fragile river systems of international importance which are sensitive to pollution and hydrological changes. • There is some alteration to beds, banks and shores of rivers, lochs and coastal waters (such as straightening, culverting and modifying riparian habitats). • The proliferation of private septic tanks and discharges to the water environment in smaller settlements and rural areas that lack a public waste water drainage network, which leads to pollution of water. 	<ul style="list-style-type: none"> • The LDP should minimise water pollution and avoid impacts on the qualifying interests of the River Dee Special Area of Conservation (SAC) that would lead to an adverse effect on the integrity of the SAC, and other protected areas (e.g. Loch of Skene Special Protection Area (SPA), Ramsar site and (Site of Special Scientific Interest (SSSI); the Ythan estuary, Sands of Forvie & Meikle Loch SPA, Ramsar site and SSSI (and National Nature Reserve). • The implementation of the LDP should improve water quality and ensure the sustainable use of water. • The LDP should ensure that new development does not require water abstraction at unsustainable levels. • The LDP has a role to play in minimising adverse impacts on the water environment outwith protected areas, and the habitats and species that rely on it. • The LDP should allocate development where it is possible to connect to the public sewer network.
Climatic Factors	<ul style="list-style-type: none"> • Rise in greenhouse gas emissions – related to transport and energy demands. • The need to adapt to predicted climate change and its potential impacts (e.g. 	<ul style="list-style-type: none"> • The LDP should encourage the use of renewable energy sources in appropriate locations and energy efficiency measures in new development.

Environmental Topic	Issues/Trends	Possible role of the LDP
	<p>extreme weather events and sea level rises) on coastal flood risk and erosion.</p> <ul style="list-style-type: none"> • New development in flood plains alongside increase in flood risk arising from predicted climate change. • Direct and indirect impacts on condition and safety of historic environment (e.g. flooding). • Increase greenhouse gas emissions from continuing reliance on the car to travel to work and growing travel distances. • The potential need for strategic waste management facilities. • Opportunities to support development of renewable energy (including off-shore). 	<ul style="list-style-type: none"> • The LDP should take account of requirements for reduction in waste to landfill and the need for alternative waste management facilities. • The LDP can consider the effects of climate change on new development, including the location of development, building and greenspace design, reducing flood risk and reducing storm damage. • The LDP must safeguard development from land at risk from flooding and erosion. Coastal development should only be permitted where there is a need for it. • The LDP should consider the potential greenhouse gas impact when determining the spatial strategy.
Soil	<ul style="list-style-type: none"> • Agriculture and forestry can lead to soil erosion, and soil pollution due to use of pesticides within agricultural. Potential for misuse or leakages resulting in pollution incidents. • There is a need to consider contaminated land and its impacts on land use and soil quality. There is a need to prevent future land contamination. • Loss of prime agricultural land through development. • Loss of land to and soil sealing by development. 	<ul style="list-style-type: none"> • The implementation of the LDP should avoid soil contamination. • The LDP will set the framework for ensuring that new developments contain the appropriate drainage methods such as Sustainable Drainage Systems (SuDS). • The LDP can set the agenda for remediation of contaminated land thereby improving the environment and well-being. • The LDP will ensure that soil erosion and handling is minimised, and the physical health and biodiversity is protected.

Environmental Topic	Issues/Trends	Possible role of the LDP
	<ul style="list-style-type: none"> • Soil erosion is a continuing problem in Scotland and there are concerns about loss of soil organic matter associated with buildings and roads. Loss of soil organic matter (which acts as a carbon store) will result in increased carbon dioxide emissions. • Compaction/structural degradation and loss of soil biodiversity. 	
Biodiversity, flora & fauna	<ul style="list-style-type: none"> • Potential disturbance to and loss of biodiversity from development. • Continuing need to protect internationally, nationally and locally designated sites, and enhance where possible. • Decrease and/or fragmentation of semi natural habitats, including coastal and marine areas. • Potential impacts on protected and non-protected species from development. • Potential loss of green space, green linkages and wildlife corridors to developments. • Pressure on River Dee Special Area of Conservation (SAC) from further abstraction of water and impact on species within the SAC. • Introduction of invasive non-native species of animals or plants as a result of new development. 	<ul style="list-style-type: none"> • The LDP could minimise the impact of development on protected and non-protected designations and species through policies and land allocations. The spatial strategy may assist with this. • The LDP can indirectly influence the condition of designated and protected sites through partnership working and controlling land use changes around these sites. • The LDP can help to achieve biodiversity action plan targets by including supportive policies. • The LDP can contribute to biodiversity enhancement within developments e.g. through greenspace provision, connections to habitats networks and green/blue infrastructure, and bird boxes etc.

Environmental Topic	Issues/Trends	Possible role of the LDP
Landscape	<ul style="list-style-type: none"> • Coalescence of communities could occur through urban expansion/ribbon development. • Loss of diversity in the landscape and its character. • Capacity of landscapes to absorb development and change. • Impact on undeveloped, remote and wild countryside and coasts. • Erosion of rural character through suburbanisation and the intrusion of noise and light pollution. • Poor settlement edge design that is not integrated into the landscape. • Potential of windfarms to adversely impact on landscape. 	<ul style="list-style-type: none"> • The LDP must take landscape setting into consideration when determining the spatial strategy and setting the direction for planned development. • The LDP could continue to require the use of green belt to protect the landscape setting of Aberdeen and surrounding towns. • The LDP could consider the priority given to the development of brownfield land. • The LDP has the opportunity to include requirements for greenspace provision and consideration of design/sense of place, including the historic character of an area • The LDP will consider how it could address the issue of windfarms in conjunction with other LDP's.
Material Assets	<ul style="list-style-type: none"> • Ongoing need to reduce reliance on landfill sites. • Undeveloped brownfield sites remain vacant within parts of the region. • Continuing demand for mineral extraction. • Capacity and use of existing road and rail infrastructure. • Pipelines throughout the region constrain land for development. • Pressure on water infrastructure to cope with new development. 	<ul style="list-style-type: none"> • The LDP should promote the waste hierarchy and reduce reliance on landfill sites through the provision of alternative waste processing and treatment facilities, including recycling. • The LDP should take existing and future infrastructure requirements (schools, roads, hospitals, water, community facilities etc) into consideration when consulting on the Main Issues Report (MIR) and developing the spatial strategy. • The LDP should safeguard land for mineral extraction.

Environmental Topic	Issues/Trends	Possible role of the LDP
	<ul style="list-style-type: none"> • Opportunity to promote sites for renewable energy and to upgrade electricity transmission networks. 	<ul style="list-style-type: none"> • Due regard should be given to pipelines when identifying land for development in the Proposed LDP. • The LDP should promote the development of renewable energy sources and necessary grid upgrades.
Population	<ul style="list-style-type: none"> • Quality of place making through design quality including safe and pleasant spaces and public open space. • Lack of affordable housing and variety of house types to suit various needs throughout the region. • Changing demographics will result in an ageing population. • Continuing trend of losing young educated adults – “brain drain”. • While trends have recently moved to a situation of decline due to the current economic climate in the oil and gas sector, the population is expected to increase over time as this sector recovers. This issue is therefore considered a short-term trend. • This may assist in economic growth and protection of existing services but will impact on the built and natural environment. 	<ul style="list-style-type: none"> • This is the area of which the LDP has the most direct influence as it sets the housing allocation taking population change, house type, tenure, specific needs and affordable housing into consideration. • The LDP will set the framework and direction for future sustainable economic growth across the region. • The LDP should take into account the needs of all sectors of society.
Human Health	<ul style="list-style-type: none"> • Access to greenspace and active travel opportunities • Opportunity for Core Path Plans to link with new developments and assist in creating 	<ul style="list-style-type: none"> • The LDP will set the framework for the provision of open space and sporting facilities.

Environmental Topic	Issues/Trends	Possible role of the LDP
	<p>accessible communities with reduction in the need for car travel.</p> <ul style="list-style-type: none"> If levels of NO₂ and PM₁₀ increase from transport and biomass, human health issues, particularly among vulnerable groups could arise. 	<ul style="list-style-type: none"> The LDP could contribute to reduced reliance on the car and direct development to accessible locations (e.g. served by public transport, cycling and walking). The implementation of the LDP should minimise car dependence, air pollution and noise nuisance. The LDP's role in identifying green networks and active travel routes.
Cultural Heritage	<ul style="list-style-type: none"> Vulnerability of historic and cultural heritage assets to insensitive developments. Loss of heritage resources of regional and national significance. 	<ul style="list-style-type: none"> The LDP will take into account urban form, settlement patterns and the desire to protect diversity and identity throughout the region. The LDP should take the setting of significant historic environment assets and landscapes into consideration when determining the spatial strategy and setting the direction for planned development. The LDP should encourage the use of cultural assets as tourism and active living opportunities, including within new developments.

5 Assessment, Mitigation, Monitoring and General difficulties

5.1 Alternatives to which SEA was applied

We have listed alternatives as part of this strategic environmental assessment. We have considered the following alternatives:

- Vision and spatial strategy
- Policies
- Alternatives to the vision, spatial strategy and policies
- Allocations brought forward from LDP 2017
- Alternatives to allocations – new bids

Details of these alternatives are described in Tables 3.2 to Table 3.5 above. In considering the allocations, we have reviewed the existing Aberdeenshire LDP 2017. We will roll forward policies that are still relevant to the LDP. We will similarly roll forward existing allocations that have not yet received planning permission, unless they are unlikely to be developed by 2032.

There will be a need for new housing sites, and we evaluated 605 bids that were submitted by proposers at the Call for Sites stage. A few have been subsequently withdrawn. A number of new sites were proposed and dismissed by the Reporters examining the Proposed Plan as these had not been subject to the SEA process.

5.2 Framework for Assessing Environmental Effects

The vision, spatial strategy, policies, allocations, and their alternatives were assessed against ten SEA topics as shown in Table 5.1 *Assessment Framework of Matrix* below. We assessed whether these would have a negative, positive, uncertain, mixed or neutral in effect on receptors. We have further evaluated their reversibility or irreversibility of effects, risks and duration (permanent, temporary, long-term, short-term and medium-term) and mitigate appropriately.

We brought the planning assessment and SEA together so that the SEA has a direct influence on the preferred options. We have used a combination of constraint mapping, consideration of impacts on relevant SEA objectives, and goal achievement matrices to provide a generic baseline assessment, which will be used in relation to support the assessment of alternative land allocations and main issue options. The generic assessments detail the likely impact of land allocations and policies on each SEA topic and identifies whether the impact is significant.

The criteria used to assess the policies and sites are presented in Appendix 8.5 *Assessment Methodology*. The detailed assessments of the vision, strategy, policies, sites and alternatives are presented in Appendices 8.6 and 8.7. The cumulative impacts (direct, indirect, secondary, and synergistic) are considered section 5.3 and Appendix 8.8.

To avoid a voluminous report only a summary of the effects post-mitigation of the sites and alternatives are provided in Appendix 8.7. Each individual policy or site assessment was summarised into the framework matrix shown below. While negative/positive impacts are generally identified as less significant than the generic assessment, the comments section has, primarily, been used to explain and justify any significant effects. There is also an assessment table for the overall settlement strategy, for each settlement and for each policy option. The framework used is shown in Table 5.1 Assessment of Framework Matrix.

Table 5.1 Assessment of Framework Matrix

Vision, Strategy, Policies and Sites	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent, temporary, long-term, short-term and medium-term and significant										
	Air	Water	Climatic Factors	Soil	Biodiversity	Landscape	Material Assets	Population	Human Health	Cultural Heritage	
Generic Assessment							++	+	+		Air, Water, Climate Soil, Biodiversity, Landscape, Material Assets, Population, Human Health, and Cultural Heritage
Vision, policies, sites etc											
Key	++ Likely significant positive effects -- Likely significant negative effects + Likely positive effects - Likely negative effects 0 Neutral effects ? Uncertain effects										

The full assessment of every new allocated site and alternative bid site that was received during the Call for Sites stage in 2018 will be provided online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/archive-information/>. The assessment of the Proposed LDP 2020 sites can viewed at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/archive-information/>.

The detailed assessment of the existing allocated sites to be carried forward from the LDP 2017 that were not subject to a bid can be found in the Environmental Report for the LDP 2017 at <https://www.aberdeenshire.gov.uk/media/20184/strategic-environmental-assessment-with-appendices.pdf>.

A number of these existing sites either have planning permission or are partially under construction, so only minor amendments were made to meet the latest SEA Scoping Report criteria.

Details of the vision, spatial strategy and policies are described in Tables 4.2 to 4.4 above. The LDP 2023 can be viewed at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>.

5.3 Cumulative Effect Assessment

Paragraph 6 (e) of Schedule 3, of the Environmental Assessment (Scotland) Act 2005 requires that we assess the likely significant effects on the environment, including secondary, cumulative and synergistic effects. We have assessed cumulative effects of the proposed LDP taking into account the information available to us. In doing so, we have considered the evolution of the environment without the plan, environmental characteristics of areas likely to be significantly affected. In this Report, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects in gauging cumulative effects. We have presented the detailed assessment in Appendix 8.8.

The findings of the cumulative assessment show that houses in the countryside will increase carbon emissions, and could impact on air quality in key towns, as most rural locations do not have access to a regular bus service. In addition, more settlements have fewer services, which increases the use of the private car. As such, there are no mitigation measures currently to reduce car dependency in these locations. However, the preferred spatial strategy and most bids are in the Strategic Growth Area, which lessens this impact.

A second cumulative impact from small-scale residential developments (i.e. 3 or less homes) is that the mix of house types is less and most of the rural bids were for large scale detached homes. This limits the housing choice for all groups, especially for those on low income.

The scale of growth within the Nigg Waste Water Treatment Works in Aberdeen is limited, and the facility may not be able to cope without being upgraded, which will affect when homes can be built. This equally applies to some water treatment works, and some secondary schools, and could have the same impact.

The loss of prime agricultural land is a significant issue, but the preferred sites on this resource is limited to where the proposed site is a logical extension to the settlement in terms of proximity from services and meeting housing need.

Sites that would result in the loss of trees have been kept to a minimum, in line with national policy. Not all bid sites could provide compensatory planting for the loss of trees, and as such were not included in the LDP.

5.4 Habitats Regulations Appraisal

We have undertaken an HRA for the LDP. This can be viewed at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>.

The Habitats Regulations Assessment shows that while 188 bid sites have been screened in, those that are allocated (of which there are 32 plus three new allocations) will have no adverse impact on Special areas of Conservation, Special Protection Areas or Ramsar sites. Similarly, none of the preferred policies will have an impact on these designations.

5.5 Proposed Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations are made to prevent, reduce or compensate for the significant negative effects and enhancing the significant positive effects, of implementing the preferred options. The proposed framework is set out in Table 5.2, which lists the likely significant effects and how we would mitigate against them. We have not presented information on any environmental issues for which we have not identified any significant negative effects.

Table 5.3 below shows the list of preferred sites in each settlement that have significant effects on the environmental receptors listed in the first column of the table.

The mitigation measures have taken into account all comments made following consultation on the Interim Environmental Report 2019. The mitigation measures were identified as part of the assessment of the policies and bids, contained within Appendices 8.6 and 8.7. The Settlement Statements referred to in the table below are an Appendix in the LDP 2023 and will set out the vision, land allocations, key constraints (e.g. flooding), protected land, and infrastructure shortfalls.

Those sites and policies that are predicted to have significant negative effects after the application of mitigation effects are listed in Table 4.3 above.

The changes made to the LDP, as a result on the SEA, to mitigate against significant negative impacts or improve the LDP, are as follows:

- Policy P2 (open space) - An obligation to consider that open space may improve performance on biodiversity, material assets and human health SEA topics. It is proposed that the standards and hierarchy tables in the Aberdeenshire Parks and Open Spaces Strategy are added as an Appendix to the policy.
- Policy E1 (natural heritage) - Specific reference could be made to carbon rich soils policy in the LDP, as an area of importance to

Geodiversity within the Plan and improving performance on climatic factors.

- Greater recognition may be required for early provision of strategic landscaping for large development sites. This should be referenced in the allocation summary of OP sites.
- Decision not to proceed with the site (these are identified as 'Alternative sites' in Appendix 8.7).
- Amendment of site boundaries to exclude sites at risk from flooding, identifying these areas as Protected Land to form part of the open space provision, or state the need for a Flood Risk Assessment.
- Need for flood risk and other assessments to mitigate impacts. These will be highlighted in the Settlement Statements.

The SEA Topic that is most affected by the bid site is soil, which is due to the loss of prime agricultural land. Effects on human health is primarily down to sites being within a pipeline consultation zone or on or near hazardous land. Details of the full vision, strategy and policy assessments can be viewed in Appendix 8.6 and for the preferred and alternative bids, online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/archive-information/>.

Table 5.2 Proposed Mitigation Measures

Topic	Potential Significant effects	Mitigation/Enhancement Measures (Policy, Sites and Additional Measures)	When should mitigation be considered	Who is responsible for mitigation
Air	<p>If the development of new homes results in the increased use of private cars, then congestion on roads could increase and air quality standards will be compromised in some areas.</p>	<ul style="list-style-type: none"> • Apply policies on air quality, which states that planning applications that have the potential to have a detrimental impact on air quality will not be permitted unless measures to mitigate the impact of air pollutants can be agreed. • Any allocations that would have a negative effect on air quality will be required to comply with LDP policies. • The LDP Team will work with Officers implementing local and regional strategies to encourage the integration of developments into the existing road network, active travel networks, public transport networks and green networks to support the education strategy on modal shift. • Developer contributions will be sought towards public transport, paths for pedestrians, wheelers and cyclists, and roads infrastructure improvements to help mitigate the traffic impact. • Development Management encourages the integration of developments into the existing road network, active travel networks, public transport networks and green networks. Masterplan process could assist for larger sites. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy PR3 Reuse, Recycling and Waste on locating waste facilities at appropriate locations; and ○ Policy P2 Open Space and Access Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Installation of bus stop(s). ○ Provision of paths to improve linkages (active travel). 	<ul style="list-style-type: none"> • When producing the LDP. • Included as part of the allocation summary for relevant sites in the Proposed LDP. • Through the Development Management process. • Masterplanning. • When developing the Regional Transport Strategy, masterplans, local housing strategy, local transport strategies and climate, sustainable development and environmental strategy. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Environmental Health. • Environment Team. • Developers.

Water	<ul style="list-style-type: none"> • The development of a greenfield site is likely to release water borne pollution into watercourses, groundwater and reservoirs if present. • All new development will increase the need to abstract water from the River Dee, with requirements agreed between Scottish Water and SNH. Development will not promote water saving measures and water efficiency unless required to do so through mitigation measures. • Cumulative drainage impact in some settlements. • Sewerage capacity issues and the necessity of upgrading waste water treatment works in places to cope with development. 	<ul style="list-style-type: none"> • Water abstraction level has been agreed with SEPA, SNH and Scottish Water through the SDP2. • Apply policy requiring the installation of water-saving technologies and efficiency techniques, climate change mitigation and adaptation measures in new developments. • Apply policy presumption against excessive engineering or culverting, with natural treatment preferred where possible. • Avoid cumulative drainage impacts. • Avoid development in SEPA's Drainage Hotpot Areas. • LDP Policies on Flooding and Drainage, SuDS, Drainage Impact Assessment, Buffer Strips, Improving the ecological status of water; Green network, Flood Plains are first line of protection against effects of the Plan and will provide mitigation for the effects of development. All allocations that have been identified as having a significant impact on water quality will be required to comply with these policies. The Masterplan process could also assist for some sites. • Specific sites for upstream flood prevention measures, such as retention basins will be identified in the LDP as appropriate. • All sites substantially at risk from flooding will be removed from the LDP and are included only as alternatives. While there are exceptions to this, these are included on the basis that development on these areas does not take place on the land at risk from flooding. • Development of sites likely to have significant effects on water will be reserved as flood plain or green space or as buffer strips. • Sites that are allocated should be subject to EIAs and Drainage Impact Assessments before developments are granted planning permission, where appropriate. • Sites likely to have significant effects on the River Dee SAC and other SACs and SPAs should be subject to Habitats Regulation Assessment. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy R1 Special Rural Areas ○ Policy P1 Layout, Siting and Design 	<ul style="list-style-type: none"> • When producing LDP policy. • Included as part of the allocation summary for relevant sites in the Proposed LDP. • Through the Development Management (DM) processes when conditions are imposed on application. • When DM asks for EIAs and HRAs before applications are approved. • Through the masterplanning process. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Statutory consultees (e.g. SEPA).
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		<ul style="list-style-type: none">○ Policy P4 Hazardous Development and Contaminated Land○ Policy E1 Natural Heritage and Appendix 12 Local Nature Conservation Sites○ Policy PR1 Protecting Important Resources○ Policy C1 Using Resources in Buildings○ Policy C4 Flooding○ Policy RD1 Providing Suitable Services● Settlement Statements for allocations could require:<ul style="list-style-type: none">○ Water Impact Assessment & Drainage impact Assessment○ Buffer strips next to water bodies.○ Investigate and implement opportunities to enhance water environments.		
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<p style="text-align: center;">Climatic Factors</p>	<ul style="list-style-type: none"> • The operation and management of new buildings will also increase resource use and energy consumption, although may also promote renewable energy and efficient use of energy and water. The housing and employment allocations are likely to lead to an increase in traffic movements and would have secondary impacts on climate as a result of this increased energy use. The cumulative impact is significant considering the allocations that are promoted are both greenfield and brownfield. Sites close to areas currently identified as being at risk of flooding on SEPA's flood maps may be vulnerable to the effects of future changes in climate, for example increased rainfall or more extreme weather events. • Development on green space may also increase surface water run-off, and increase vulnerability to flooding. 	<ul style="list-style-type: none"> • Apply policy to require all new buildings to install low and zero carbon generating technologies to reduce carbon dioxide emissions. • LDP policies on green-blue networks, woodlands, biodiversity, safeguarding resources, climate change, flooding and erosion, wind energy, other renewables, carbon neutrality and water efficiency are the first line of protection for climatic factors. • Apply policies in the Local Development Plan to encourage a modal shift to more sustainable modes of transport. • Apply policies in the LDP that promote sustainable mixed communities with areas of high-density housing to support local services and facilities, and reduce the need to travel. • LDP, Major project and DM teams should work collaboratively with managers to ensure that sustainable mixed communities and proposals on climate change, housing density are implemented. • Flood Risk Assessments and Drainage Impact Assessments will be required, along with provision of SuDS where appropriate. Planning conditions will also require that watercourses are regularly maintained if appropriate. Any existing culverts will require to be restored if possible and appropriate. All sites substantially at risk from flooding should not be allocated. • Policies requiring SuDS to be incorporated into all new developments will be applied. • For allocated sites at risk from flooding, either maintain the area at risk of flooding as protected land (open space), to be protected against development, or highlight the issue in the allocation summary for the site. • Use of masterplanning to maintain parts of a site at risk of flooding as open space, with watercourses maintained as naturalised channels with riparian buffer strips. • LDP's will make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Future local transport strategies and masterplans should have scope for enhancing positive aspects of the LDP proposals 	<ul style="list-style-type: none"> • When developing masterplans, local housing strategy and LDP policies. • Included as part of the allocation summary for relevant sites in the Proposed LDP. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Building Standards. • Local Transportation Team and NESTRANS. • Statutory consultees (e.g. SEPA). • Developers.
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	<ul style="list-style-type: none"> • Potential developments at risk from flooding could also be vulnerable to future climate changes. • Potential development of housing and wind energy projects on peat soils. 	<ul style="list-style-type: none"> • Allocations for development should be directed away from peat and carbon-rich soils. • Land should not be allocated for forestry activities and wind farms unless the benefits from those activities save more carbon than the peat soil displaced will release. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy P1 Layout, Siting and Design ○ Policy E1 Natural Heritage ○ Policy C1 Using Resources in Buildings, ○ Policy C2 Renewable Energy, ○ Policy C3 Carbon Sinks and Stores ○ Policy C4 Flooding • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Flood Risk Assessment. ○ Sites to avoid flood risk areas (e.g. become open public space) 		
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Soil	<ul style="list-style-type: none"> • Cumulative loss of prime agricultural land from new development. • It is likely that soil quality, structure and morphology will be damaged by development. • Brownfield development has the potential to have positive impacts on soil through remediation of contaminated land prior to development. • However, development may also result in the release of substances during construction that could potentially contaminate the soil. More development will also lead to increased waste generation (including construction waste), some of which is likely to be sent to landfill which pollutes the soil. 	<ul style="list-style-type: none"> • LDP Policy PR1 Protecting Important Resources reflects SPP and restricts the types of development that is allowed on prime agricultural land. • Where already-existing contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate (LDP Policy P4). • LDP Policy PR3 Reuse, Recycling and Waste will reduce waste to landfill; it identifies sites such as existing waste management sites for new waste facilities (recycling, composting and thermal treatment). • Policy C3 Carbon Sinks and Stores directs development away from carbon-rich and peat soils and requires assessment on net release on CO₂ from soil disturbance. • Where land contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. • LDP will identify sites for new waste management facilities identified as necessary by the Council. Policies on construction waste will also be applied. This will help to reduce waste sent to landfill. • Development Management to ensure that applications for development of this site are carefully managed in consultation with SEPA. • In view of the potential significant negative impacts during implementation, EIA will be submitted before developments commence where appropriate. • Masterplanning could assist with directing development away from sensitive sites and phasing (and help controlling soil stripping). • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy E1 Natural Heritage ○ Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land ○ Policy PR3 Reuse, Recycling and Waste ○ Policy C3 Carbon Sinks and Stores 	<ul style="list-style-type: none"> • Through the Development Management process. • EIA and other investigations required as appropriate. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environmental Health. • Statutory consultees (e.g. SEPA).
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<p style="text-align: center;">Biodiversity</p>	<ul style="list-style-type: none"> • Greenfield sites that fall within the River Dee catchment area may have a negative impact on the conservation objectives and biodiversity of the SAC due to pathway effects. • Development is not likely to maintain and enhance the populations of protected species which may be present, or their habitats and resting places unless required to do so through mitigation. • Development of greenfield sites provides an opportunity to enhance green-blue networks and habitat networks, but in developing a site there will be barriers created and some existing networks may be lost resulting in habitat fragmentation. • Where present, proposals do not automatically protect and promote watercourses as being important areas for biodiversity. • Greenfield development across the whole city will 	<ul style="list-style-type: none"> • LDP Policies on Natural Environment and Open Space provide protection to biodiversity and developments that may have significant impacts on biodiversity are required to strictly comply with these policies. • Developments should provide links, connections and pathways into external green networks where possible. This will be mentioned in the Settlement Statement for the specific allocation, if relevant. • Masterplanning of new developments should ensure habitat links are maintained and enhanced. • Sustain and improve Green-Blue Networks through allocations and settlement audits. • Policy E1 Natural heritage refers to Green-Blue Networks and the need to protect and conserve habitats which contribute to them. • Natural environment and open space policies will also be used as a means of protecting Green-Blue Networks. • Watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. • Sites likely to have significant effects on biodiversity should not be allocated and important areas of woodland will be designated as protected land in the settlement statements. • Identify the area at risk of flooding as Green-Blue Network designation in the Plan, to be protected against development. • EIAs, Masterplanning Ecological Assessments, Bat surveys and HRAs should be used to manage significant environmental risks on biodiversity. • Nature Conservation strategies and open space strategies flowing from this LDP should contain enhancement strategies that enable people to experience and enjoy the natural environment without damaging it. 	<ul style="list-style-type: none"> • When producing LDP policy and review of planning advice. • Included as part of the allocation summary for relevant sites in the Proposed LDP. • Through the Development Management process, including EIA and HRA as appropriate; HRA of the LDP; Master Planning. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environment Teams. • External agencies and Statutory consultees.
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	<p>increase demand for water which is likely to be abstracted from the River Dee, which may have effects on the conservation objectives of the SAC.</p> <ul style="list-style-type: none"> • Development of greenfield areas may result in the loss of trees, woodland, field margins and hedges. • Policies are included in the LDP that have the potential to enhance natural heritage within new development areas through habitat creation 	<ul style="list-style-type: none"> • Apply policy requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section. • A Habitats Regulation Assessment has been undertaken to ensure that the risk to the conservation status of Natura 2000 sites have been minimised. • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy R1 Special Rural Areas and Appendix 5 The Coastal Zone ○ Policy P1 Layout, Siting and Design ○ Policy P2 Open space and access in new development ○ Policy E1 Natural Heritage and Appendix 12 Local Nature Conservation Sites ○ Policy E2 Landscape and Appendix 13 Special Landscape Areas ○ Policy PR1 Protecting Important Resources (water, agricultural land, public open space and trees and woodland) • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Buffer strips next to trees 		
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<p style="text-align: center;">Landscape</p>	<ul style="list-style-type: none"> • Significant impact of development on landscape features and setting of towns. • Developments envisaged may weaken the existing sense of place, the identity of existing settlements and landscape character in places, and impact on designated landscapes. • Local positive effects are likely through enhancement where the quality of the landscape and view are poor; where urban edges are hard and abrupt; or where the landscape is scrubby and visually exposed. • In general, greenfield development has the potential to result in coalescence of settlements and/or urban sprawl. Development in the coastal area will impact on the undeveloped coastal environment. 	<ul style="list-style-type: none"> • Any sites that occupy an especially visible and prominent location within the context and setting of Aberdeenshire should not be allocated and identified as alternatives. • Landscape impact will be mitigated through screening, which could be identified in the LDP as protected land, or sensitive siting of buildings within the site where appropriate. Impact on landscape features will be minimised wherever possible through planning and design of the development. The Settlement Statement for any specific allocations will identify such measures, as appropriate. • Masterplan process could assist for larger sites. • In view of the potential likely significant negative impacts arising from the implementation of the LDP, an EIA will be submitted before developments commence where required. Landscape and visual assessments can be requested. • Consistency of approach on Special Landscape Areas across Aberdeenshire. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Planning Advice: Energetica ○ Policy R3 Minerals and Hill Tracks ○ Policy P1 Layout, Siting and Design ○ Policy P2 Open Space and Access in New Development ○ Policy E1 Natural Heritage, ○ Policy E2 Landscape and Appendix 13 Special Landscape Areas. 	<ul style="list-style-type: none"> • When producing LDP policy. • Through the DM, EIA and masterplanning process. • Liaison with Conservation Officer. • Landscape Assessments and masterplanning of sites. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environment Teams.
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<p style="text-align: center;">Material Assets</p>	<ul style="list-style-type: none"> • There may be an impact upon school rolls associated with new residential development. This may be either positive in terms of supporting schools with low rolls or negative in terms of placing extra demand for places on schools with limited capacity to accommodate them. Where relevant impacts are highlighted in the individual assessments. • Potential flooding in some settlements will devalue some assets. • Wealth creation from new assets. • The proposed level of development will provide a range of house types and sizes including affordable housing. There will also be a wider range of housing and employment sites. • Development may result in the loss of open spaces and areas of recreational value. • Enhancement and improved access to the environment. 	<ul style="list-style-type: none"> • Where there will be a negative impact on existing infrastructure, developer contributions will be required as appropriate. • In view of the potential significant positive impacts that developments have on material assets, collaboration will be made with stakeholders including landowners, developers, and housing associations to support the scheme. • To enhance the positive effects of the LDP, more emphasis should be placed on ensuring quality of developments through LDP policies and masterplans. • Shortfalls in infrastructure will be identified in the Settlement Statements. • Use masterplanning processes to ensure enhancement measures will not be counterproductive. • Apply policy requiring all new developments provide open space; and developer contributions will also be sought as appropriate, to enhance the quality of existing open spaces. • Avoid development in areas likely to flood. • Avoid co-location issues and protect existing operations/land uses. • Use of flood resistant building measures. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy PR1 Protecting Important Resources ○ Policy PR3 Reuse, Recycling and Waste ○ Policy RD1 Providing Suitable Services ○ Policy RD2 Developer Obligations and Planning Advice • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Installation of necessary infrastructure. 	<ul style="list-style-type: none"> • When producing LDP policies. • Included as part of the allocation summary for relevant sites in the Proposed LDP. • Through the DM and Planning Agreements process. • Through masterplanning of site to incorporate assets in new developments. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Statutory consultees (e.g. SEPA). • Developers.
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<p style="text-align: center;">Population</p>	<ul style="list-style-type: none"> • LDP has the potential to impact positively on population by providing affordable housing and greater choice of housing types and sizes, as well as employment opportunities and community facilities. • However, smaller developments, especially in rural areas will deliver fewer house types. • Housing development is likely to have long-term positive effects on human health. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no access to housing now gaining access to housing. In addition, as new homes are more energy efficient than the existing stock; they reduce running costs and assist in decreasing fuel poverty. 	<ul style="list-style-type: none"> • Apply policy requiring a set percentage of affordable housing in every new development. • Apply policy, through the Masterplanning process, to require larger developments accommodate an appropriate mix of house types and sizes to provide choice and flexibility in meeting needs and demands. • Apply policy on the design of smaller developments. • Not allocate land for less than 4 homes to increase house types. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy H1 Housing Land ○ Policy H2 Affordable Housing ○ Policy H3 Special Needs Housing ○ Policy H4 Residential Caravan ○ Policy H5 Gypsy/Travellers ○ Policy P1 Layout, Siting and Design and design appendices ○ Planning Advice on Affordable Housing. 	<ul style="list-style-type: none"> • When producing LDP policy. • Through the DM and Planning Agreements process. • Masterplanning. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Housing. • Developers.
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<p style="text-align: center;">Human Health</p>	<ul style="list-style-type: none"> • Greenfield development should safeguard the quantity and quality of existing open space and may also be required to make contributions towards the improvement of existing open space. • Potential for the loss of green space as a result of development. • Development may impact negatively on air quality, which may affect human health (e.g. from the private car and energy consumption). • Developing near pipelines puts lives at risk. • Significant positive effects, new, more energy efficiency developments on health and wellbeing. • There will be positive impacts due to the provision of green networks and cycle paths. 	<ul style="list-style-type: none"> • Apply policy to safeguard existing open space and make developments provide new for new open space as appropriate. • Permission will not be granted to use or redevelop any area of public open space unless an equivalent and equally convenient and accessible area is laid out and made available in the locality for green space purposes. • Sites will be allocated to the most sustainable locations (e.g. along the Strategic Growth Areas). • Increased opportunities for active travel and access to high quality public transport. • Development Management encourages the integration of developments into the existing road network, active travel networks, public transport networks and green-blue networks. Masterplan process could assist for larger sites. • To enhance the positive effects of the LDP, DM teams should ensure houses being developed conform to the highest efficiency standards to improve affordable warmth and to minimise health issues. • Ensure sufficient public open space is provided in new developments. • Avoid development on core paths and near hazardous sites. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy P2 Open Space and Access to New Development ○ Policy P4 Hazardous Development and Contaminated Land ○ Policy P6 Community Facilities and Public Amenities ○ Policy C1 Using Resources in Buildings ○ Policy C2 Renewable Energy 	<ul style="list-style-type: none"> • When producing LDP policy. • Through Development Management and Planning Agreements process. • Masterplanning process 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers. • Environmental Team to provide advice.
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<p style="text-align: center;">Cultural Heritage</p>	<ul style="list-style-type: none"> • Development may affect the historic environment. There could be long-term and permanent negative effects on the site/setting of designated heritage assets such as scheduled monuments, listed buildings, Conservation Areas, Designed Landscapes and archaeological sites. These effects may weaken the sense of place, the identity of existing settlements and landscape character in places. 	<ul style="list-style-type: none"> • Proposals affecting Battlefields, Designed Gardens and Historic Landscapes, Conservation Areas or Listed Buildings will require prior consent and will only be permitted where they comply with Policies protecting the historic environment. • Adverse impacts will be considered in terms of their impacts on the cultural significance of sites and places, through both physical and setting impacts. Negative impacts on cultural significance of assets will be considered and mitigated where possible. • Opportunities will be taken for new development to enhance the setting of any heritage assets present. • Apply policy where a site is deemed to be of archaeological interest, an Officers Archaeological Survey will be required prior to development. • Apply Design and Heritage policy so that all new development will have due consideration for its setting. • In view of the potential significant negative impacts during implementation, EIA will be submitted before development commences where appropriate. • Masterplanning to ensure that where there is a potential impact on cultural heritage this is minimised and where possible value is enhanced. • DM to seek advice from Historic Environment Scotland and the Council's Archaeology Service and Environment Planners (Historic Environment) on the best means of mitigating allocations, where relevant. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy P1 Layout, Siting and Design ○ Policy HE1 Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings) ○ Policy HE2 Protecting Historic, Cultural and Conservation Areas ○ Policy HE3 Enabling development to safeguard Historic Buildings at Risk. • Settlement Statements for allocations could require: <ul style="list-style-type: none"> ○ Highlight important sites or areas to avoid/provide mitigation measures for. 	<ul style="list-style-type: none"> • When producing the LDP. • Included as part of the allocation summary for relevant sites in the Proposed LDP. • Development Management, EIA and masterplanning processes. 	<ul style="list-style-type: none"> • LDP Team. • Development Management. • Developers.
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5.6 Monitoring

Aberdeenshire Council is required to monitor the significant environmental effects when the plan is implemented. In doing so, the Council is required to identify any unforeseen adverse effects at an early stage and undertake appropriate remedial action. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 5.4 below. A monitoring framework will be incorporated into the PPS. Since we are reinstating most of the allocations made in the current LDP (2017) and considering most new allocations as alternatives, we will reinstate the monitoring plan set out in the post-adoption statement for the current LDP. The monitoring plan has taken into account all comments made following consultation.

Table 5.4 Monitoring Plan

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Air quality	Reduction in nitrogen dioxide emissions Air quality (PM ₁₀)	Aberdeenshire Council <i>Local Air Quality Management: Progress Reports</i> LDP Monitoring of Objective 2 on integrated land use and transportation		When new Air Quality Management Areas are declared. Planning Applications. Review of the LDP.	Transportation and Infrastructure and Environmental Health Teams	Biennially. As part of the Air Quality Action Plan or as and when is necessary.	Review the development allocations.
Water quality	Improvement to water quality and maintain the ecological status of freshwater bodies in rivers	SEPA (bathing and river water quality and abstraction rates of the River Dee)		When the water quality of particular water bodies has not improved or suddenly deteriorates.	SEPA	Annually.	Review the Delivery Programme of the Local Development Plan.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	<p>and the coastline.</p> <p>Increase in the number and duration of bathing water areas passing Bathing water quality EC Guideline Standards.</p>	River Basin Management Plan (SEPA)					Review development allocations.
Water quantity	<p>The extent to which water abstraction can support projected housing numbers.</p> <p>Compliance with abstraction licenses consented by SEPA.</p>	<p>SEPA (bathing and river water quality and abstraction rates of the River Dee)</p> <p>River Basin Management Plan (SEPA)</p>	More information is needed on the long-term effects of climate change on the flow rates of the River Dee SAC.	When drought conditions suggest that water abstraction cannot cope with development.	SEPA and Scottish Water	As and when the Strategic Development Plan/its replacement is reviewed (sets housing numbers).	Review development allocations.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Climatic factors	Increase in resource use from new development, carbon footprint.	Aberdeenshire's Annual Climate Change Duties Report https://sustainablecotlandnetwork.org/reports/aberdeenshire-council		When planning applications are being approved contrary to Policies.	Planning and Economy Services (P&ES of Aberdeenshire Council (Planning Policy)	Annually.	Review of LDP and if mixed use developments are achieving desired outcomes.
	Increase in car use and energy consumption in new developments. GHG emissions. Increased levels of electric/hydrogen vehicle ownership.	Emissions data from Department for Environment Food and Rural Affairs (DEFRA) – this is regional information Local Transport Strategy Monitoring of modal shifts in transport modes – vehicle counts and cycle counts		When transport monitoring shows increases in congestion and a modal shift is not occurring, i.e. use of the car is increasing. When significant negative effects are noted in Environmental Assessments or other assessments and studies. When Emissions Report identify trends of concern. When car dependence is increasing.	Transportation Service of Aberdeenshire Council Local Transport Strategy Team	Annual monitoring report.	Review Local Development Plan policies relating to transportation and land use allocations.
	Area at risk from flooding (pluvial, fluvial or tidal) and new	Flood Prevention and Land Drainage (Scotland) Act 1997 Biennial Reports	More information is needed on the long-term	When data indicates that there has been an increase in flood	Planning and Transportation Services of		Review Local Development Plan policies

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	developments at risk from flooding.	Shoreline Management Plan (once produced) Flood risk Management Plans	effects of climate change on the flow rates of the River Dee SAC	incidents action should be taken. When significant negative effects are noted in Environmental Assessments or other assessments and studies.	Aberdeenshire Council SEPA		and land use allocations.
Soil	Remediation of contaminated land.	Aberdeenshire Council <i>Contaminated Land Strategy, Public Register of Contaminated Land and GGP overlay: Potentially contaminated sites Carbon-rich soils, deep peat and priority peatland habitats map consultation</i> " See http://www.snh.gov.uk/docs/A1495150.pdf		If the number of contaminated sites/land has not reduced annually.	P&ES of Aberdeenshire Council (Planning Information and Delivery)	Annually.	Review the Delivery Programmes of the Local Development plans. Review Local Development Plan policies.
	Soil erosion.	Flood monitoring data from SEPA		When flood events increase.	Planning and Transportation Services of Aberdeenshire Council SEPA	As and when.	Review Local Development Plan policies and land use allocations.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Meeting Landfill Allowance Targets.	SEPA (quarterly Landfill Allowance Scheme)		If the level of Biodegradable Municipal Waste sent to landfill sites does not decline in accordance with the EC Landfill Directive.	SEPA	Annually.	Review the Delivery Programme of the Local Development Plan. Review LDP policies (on waste management facilities).
Biodiversity	Extent and quality of priority habitats. Distribution and status of protected species. Impact on the qualifying features of the River Dee SAC.	Dee Catchment Management Plan, survey and management proposals Aberdeenshire Council's Annual Monitoring Statement (LDP Policy E1) Regional Habitat Statements		Remedial action should be considered if water quality deteriorates or there is a decrease in water resource.	P&ES of Aberdeenshire Council (Planning Information and Delivery, Planning Policy, and (Environment Teams) NatureScot NESBReC Dee Catchment Partnership	Annually.	A review of land use allocations through the Local Development Plan process.
	Number of and land area of designated sites.	Aberdeenshire Council's annual	Yes - currently no regional LBAP;	When proposals are supported as departures from Local	P&ES of Aberdeenshire Council (Planning	Annually.	A review of land use allocations

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	Number of biodiversity action plan species and habitats.	<p>monitoring statement (LDP Policy E1)</p> <p>Natural Heritage Strategy (in production)</p> <p>North East Scotland Biodiversity Action Plan</p>	<p>incomplete data on trends/ changes in habitats and species, and mapping of priority habitats.</p> <p>Resolution – allocate resources to NESBReC/ NELBP to produce state of Environment Report.</p>	<p>Development Plan policies.</p> <p>When Nature Heritage Strategy indicates a negative impact on habitats and species as a result of development pressure.</p>	<p>Information and Delivery, Planning Policy, and (Environment Teams)</p> <p>NatureScot</p> <p>NESBReC</p> <p>Dee Catchment Partnership</p>		through the Local Development Plan process.
	Habitat fragmentation.	<p>Parks and Open Spaces Strategy</p> <p>Aberdeenshire Council's Annual Monitoring Statement (LDP Policies P2 and PR1)</p>		When Nature Heritage Strategy indicates a negative impact on habitats and species as a result of development pressure.	<p>P&ES of Aberdeenshire Council (Planning Information and Delivery, Planning Policy, and (Environment Teams)</p> <p>NatureScot</p> <p>NESBReC</p>		A review of the land use allocations and policies in the Local Development Plan, protecting open space, and the Open Spaces Strategy.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Landscape	<p>Impact of development on visually prominent areas.</p> <p>Development adversely affecting the landscape and townscape setting.</p>	<p>Aberdeen Landscape Capacity Study</p> <p>Public complaints</p> <p>Landscape character assessment and other landscape studies</p>	<p>Yes – these studies are infrequent and quickly out of date. There is no established monitoring programme. Solution: expertise - there are insufficient specialist skills in the local authorities to interpret data/ assessments of proposals.</p>	<p>When proposals are supported as departures from Local Development Plan policies.</p> <p>When landscape appraisal indicates a negative impact on landscape and townscape setting.</p> <p>When there is a large amount of opposition to development.</p> <p>When significant negative effects are noted in Environmental Assessments or other assessments and studies.</p>	<p>P&ES of Aberdeenshire Council (Planning Information and Delivery, Planning Policy, and Development Management) and Environment Teams</p>	<p>Annually.</p>	<p>Review Local Development Plan policies and land use allocations.</p>
Material assets	<p>Increase in the number of waste management facilities built that address the need identified in the Area Waste Plan.</p>	<p>Local Development Plan monitoring of Objective 4 on sustainable communities (SEPA, quarterly Landfill Allowance Scheme Data)</p>		<p>When requirement set out in the North East Area Waste Plan are not being delivered in lower tier plans.</p>	<p>Economic Development and Protected Services P&ES of Aberdeenshire Council (Planning Information and Delivery)</p>	<p>Annually.</p>	<p>Review the Delivery Programme of the LDP.</p> <p>Review the LDP land use allocations</p>

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
	School capacities.	School Roll Forecasts		Remedial action will have to be taken through the application process to take account of changes.	Education and Children's Services of Aberdeenshire Council	Annually in School Roll Forecasts.	management facilities. Review the Delivery Programme of the LDP. Review the LDP land use allocations
	Increase and enhancement in the number of waste water treatment works and water works built.	Scottish Water SEPA		When land allocations are constrained.	P&ES of Aberdeenshire Council (Planning Information and Delivery)	Annually.	Review the Delivery Programme of the LDP. Review the Settlement Strategy and/or core objectives. Review the LDP policies and land use allocations.
	Decrease in waiting list figures for affordable housing.	Council housing waiting lists		When the waiting list figures for affordable housing remain static or increases.	Housing and Social Work of Aberdeenshire Council	Annually.	Review the Settlement Strategy and land use allocations.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
							Review the LDP policies.
	Increase in redevelopment of brownfield sites.	Employment and Housing Land Audits Scottish Annual Vacant & Derelict Land Survey		When the amount of brownfield land remains static or increases.	P&ES of Aberdeenshire Council (Planning Information and Delivery)	Annually.	Review the Delivery Programme of the LDP. Review the Plan's policies and land use allocations.
	Energy efficiency of new homes.	Energy Efficiency Standards for Social Housing EESSH https://www.scottishhousingregulator.gov.uk/energy-efficiency-standard-social-housing-eessh	Building Standards may have more information on the levels of efficiency (bronze, silver etc).	When proposals are supported as departures from LDP policies on sustainable development (LDP Policy C1).	Stock Improvement and Maintenance Team under Housing	Annually.	Review the core objectives. Review the LDP policies.
Population	Increase in the range of house types and tenures.	Housing Land Audit (densities and completions) Monitoring of planning applications		When the development plan is reviewed.	P&ES of Aberdeenshire Council (Planning Information and Delivery)	Annually.	Review the Local Development Plan policies and land use allocations.
	Increase in the number of care homes built.	Monitoring of planning applications		When the Plan is reviewed.	P&ES of Aberdeenshire Council (Planning	Annually.	Review the Local Development Plan policies

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Human health	Number of people suffering from air borne diseases as a result of NO2 and PM ₁₀ , e.g. asthma.	NHS Grampian		When there is a substantial increase or high incidence of people suffering from air borne diseases.	Information and Delivery) NHS	Biennially.	and land use allocations. For air quality actions as per effects on Air.
	Quantity and quality of open space.	Open Space Audit annual monitoring		Remedial action should be taken where there is a significant loss of open space as a result of new development.	P&ES of Aberdeenshire Council (Planning Policy Team)	Annually in Open Space Audit Monitoring.	Review LDP policies.
	Improvement to the issues highlighted in the Scottish Index of Multiple Deprivation affecting Aberdeen and Aberdeenshire.	Scottish Index of Multiple Deprivation		When the development plan is reviewed.	P&ES of Aberdeenshire Council (Planning Information and Delivery)	Annually	Review the Local Development Plan policies and land use allocations.

Effects to be monitored	What sort of information is required? (Indicators)	Where can this information be obtained?	Are there gaps in the existing info and how can we resolve it?	When could remedial action be considered?	Who responsible for undertaking the monitoring?	How should the results be presented?	What remedial actions could be taken?
Cultural heritage	<p>Impact on Archaeological remains on greenfield sites.</p> <p>Reduced numbers of historic buildings registered as 'at risk'.</p> <p>The impact of development on listed buildings, conservation areas, battlefields, designed gardens.</p>	<p>Historic Environment Scotland Buildings at Risk Register for Scotland (website)</p> <p>Archaeology – number of excavations and remains found on sites</p> <p>Monitoring of planning applications</p>		<p>When planning applications are being approved contrary to Policies.</p> <p>When there is an increase in Archaeological remains being discovered.</p> <p>When the number of buildings on the 'at risk' register remains static or increases.</p> <p>When there is an increase in the number of listed buildings demolished.</p> <p>When significant negative effects are noted in Environmental Assessments or other assessments and studies.</p>	<p>Historic Environment Scotland</p> <p>P&ES of Aberdeenshire Council (Planning Information and Delivery and Planning Policy Teams)</p> <p>Archaeology</p> <p>Developers</p>	Annually.	Review the Local Development Plan policies and land use allocations.

5.7 General difficulties, weakness and limitations

The LDP 2017 sites that are being carried forward are included in the allocation summary table, but time did not allow us to do a full assessment where no bid was received on these sites. Many of these sites either have planning permission or are partially built. However, a broad assessment was done to update their scores to reflect the latest Scoping Report. Furthermore, the same mitigation measures were applied to them as the preferred bids that were allocated in the Plan. They have also been previously assessed in the Environmental Report for the LDP 2017.

Another difficulty of this Environmental Report is that the LDP is a high-level document and therefore cannot go into detail on every development. However, where potential significant negative environmental effects have been identified, this Report has enabled consideration to be given to potential negative impacts at the low-level planning stage. The SEA has resulted in changes to the proposed Aberdeenshire Local Development Plan 2023.

There is also an issue of consistency in the assessment of the bids across the six Aberdeenshire administrative areas, as different Officers assessed each area. While every effort has been made to ensure the bids were assessed using the assessment framework, there will inevitably be differences.

In Historic Environment Scotland's response to the SEA of the Proposed LDP 2020 they suggested broadening the definitions for the types of impact, such as impacts on intangible heritage (e.g. folklore, customs, beliefs, traditions, knowledge, and language). This will be considered for the next plan if they can be measured.

Historic Environment Scotland also expressed concern that the values given in Appendix 8.5 are very specific and could be considered restrictive. For example, it is not possible for a setting impact to be considered as very negative, and negative effects do not include physical effects on sites or places other than conservation areas. They argued, this does not reflect the nuance given in the assessment or national policy, which gives equal weight to site and setting of scheduled monuments. It is too late to review sites now, but this can be considered for the next plan.

The format used to present the vision, spatial strategy and policies includes mitigations measures. There were no main issues that generate alternatives that significantly differ from the preferred option (i.e. the comments and mitigation measures are similar).

Due to the number of bids received (605) during the 'Call for sites' stage, it was decided that a summary of each bid assessment would be included in the Environmental Report, in order to keep it as short as possible. Each bid assessment is grouped under their respected settlement in Appendix 8.7. The

full assessment of each allocated and unallocated (alternative) bid is provided online at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>.

The bid summary tables only include the mitigation score to save space. It may have been useful to include their pre-mitigation score in brackets, but it may confuse the reader. Nonetheless, the full assessment of each bid includes the pre and post mitigation score.

6 Next Steps

6.1 Post Adoption Statement

Aberdeenshire Council will publish the SEA Post Adoption Statement upon confirmation from the Scottish Ministers that ensure an early and effective consultation on the strategy and the accompanying Environmental Report.

6.2 Anticipated Milestones

Table 7.1 shows the remaining steps needed for the SEA of the strategy and how these steps would be carried out and described in the final environmental report.

Table 7.1 SEA Stages with timescales and methods

Expected time frame	Milestone	Comments
35 days	Consulting on the Scoping Report	Complete
1 week	Collating views on the Consultation and take the appropriate action on the Scoping Report and the Plan as the result of the consultations	Complete
4 weeks	Finalise the interim environmental report	Complete
12 weeks	Consulting on the Interim Environmental Report and the Main Issues Report	Complete. Approved by Infrastructure Services Committee. Circulated to appropriate stakeholders.
1 week	Collating views on the Consultation	Complete
6 weeks	Take the appropriate action on the Environmental Report and the strategy as the result of the consultations	Complete
8 weeks	Consulting on the Environmental Report and the Proposed LDP	Complete. Approved by Aberdeenshire Council Committee. Circulated to appropriate stakeholders.
2 weeks	Collating views on the Consultation	Complete
4 weeks	Update Environmental Report	Complete
21 September 2022	Publish Finalised Environmental Report	Circulate to appropriate stakeholders.
10 January 2023	Publish Revised Finalised Environmental Report Publish Post-Adoption Statement	Advertise and circulate to appropriate stakeholders and SEA Gateway.
From January 2023	Take post-adoption measures	Monitoring

7 Acronyms

AQMA	Air Quality Management Area
DIA	Drainage Impact Assessment
HES	Historic Environment Scotland
LDP	Aberdeenshire Local Development Plan
LVIA	Landscape and Visual Impact Assessment
MIR	Main Issues Report
NPF3	Scotland's Third National Planning Framework
SEPA	Scottish Environment Protection Agency
SMR	Sites and Monuments Record
SNH	Scottish Natural Heritage
SPP	Scottish Planning Policy
SuDS	Sustainable Drainage System
WIA	Water Impact Assessment
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works

8 Appendices

Appendix 8.1 Analysis of Consultations from Scoping Report (2018)

Table 8.1.1 below shows the opinions of Consultation Authorities on the Scoping Report and how their comments were taken into account in the next environmental report.

Table 8.1.1 Analysis of Consultations at Scoping Stage

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Scope of assessment and level of detail	Would welcome the opportunity to discuss the timing and integration of the site assessment and ways to streamline this.	The Site Assessment of the bids was started in advance of the Scoping Report due to time constraints and other than possible peat data, there are no other environmental issues missing.	Appendix 7.3
Scottish Natural Heritage	Scope of assessment and level of detail/	Notes the initial assessment of bids is being carried out prior to the SEA Assessment, which should be integrated into the Plan preparation.	The bid assessment informed the SEA assessment. Timing constraints meant we had to start the SEA process prior to receiving comments on the Scoping Report.	
Historic Environment Scotland	Framework for assessment environment effects	Would expect the review of the Scoping Report to occur before the consultation on the individual (bid) sites.		
Scottish Natural Heritage	Scope of assessment and level of detail	There is duplication of bid assessment and SEA assessment framework.	We retained our preferred model as it allows us to identify constraints that could be a serious obstacle to development, and it has been used for the current LDP. The bid assessment informed the SEA assessment	Appendix 7.3

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Scope of assessment and level of detail	Recommends conveying the key findings of the SEA in the Main Issues Report for each site and policy.	Partially agreed. The Main Issues Report refers to the SEA in the introduction, and the key findings of the bid site assessments were expressed in the Main Issues Report. However, in relation to the policies it is preferred that the MIR focuses on why the policy is a main issue or not and what needs to be changed.	
Scottish Natural Heritage	Scope of assessment and level of detail	Ensure requirements of the Strategic Development Plan ER identified for LDPs are addressed – e.g. mitigation measures for LDPs.	We reviewed the SDP ER and reflect what it says in the ER, if appropriate.	
Scottish Natural Heritage, Scottish Environment Protection Agency & Historic Environment Scotland	Consultation period for the Environmental Report	Content with 12-week consultation period for the Interim ER.	Noted	
Scottish Natural Heritage	Consultation period for the Environmental Report	Expect the interim ER will be submitted at the MIR stage and that the interim ER stages are made more explicit in the table.	The Interim ER was published at the same time as the MIR and the table was amended to include the MIR stage.	Table 6.1
Historic Environment Scotland	Consultation period for the Environmental Report	The consultation commences on receipt of the relevant documents by the SEA Gateway.	The consultation period commenced at the same time as the MIR is published. The ER was sent to the SEA Gateway at the same time.	

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Relationship with other Plans, Programme or Strategies	Add "identification and promotion of habitat networks" and "sustainable transport: identification and facilitation of alternatives to vehicular use, including active travel such as cycling and walking routes.	Agreed.	Section 4.1
Scottish Environment Protection Agency	Relationship with other Plans, Programme or Strategies	Some of the documents listed have themselves been subject to SEA and it may be useful to prepare a summary of their key findings that are relevant to the LDP 2023.	The Proposed SDP ER was reviewed, but there is uncertainty about other documents as we were not consulted on them.	Section 4
Scottish Natural Heritage	Environment problems	Under biodiversity, flora and fauna, add "introduction of invasive non-native species of animals or plants as a result of new development."	Agree.	Table 4.3
Scottish Natural Heritage	Environment problems	Under Human health, add "the LDP's role in identifying green networks and active travel routes".	While the LDP identifies green networks, it does not identify active travel routes.	Table 4.3
Scottish Natural Heritage	Environment problems	If applicable, identify any significant baseline changes since the first LDP SEA.	The first LDP SEA was produced in 2010 and an initial comparison was made to identify any significant changes. However, with the slow rate of development since the adoption of the LDP 2012, there was little to report.	Table 4.3 and Appendix 7.2 "This was also an issue in the LDP 2012 and this has been carried forward".
Scottish Environment Protection Agency	Environmental problems	The environmental problems described generally highlight the main issues of relevance of the SEA topic within SEPA's remit.	Noted.	
Scottish Environment Protection Agency	Environmental Baseline data	SEPA holds significant amounts of environmental data that may be of interest.	Noted, and was considered in relation to water quality, soil and flood risk.	Appendix 7.2
Scottish Natural Heritage	Environmental Baseline data	Amend overall status of the river Dee SAC – "Otter – Favourable <i>Declining</i> ."	Agreed.	Appendix 7.2.3 (Water)

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Environmental Baseline data	Suggest using the "carbon rich soil, deep peat and priority peatland habitats 2016" dataset is used.	If this dataset has not been used, it was added and referred to it in the second review of the bids.	Appendix 7.2.4 (Soil)
Scottish Natural Heritage	Environmental Baseline data	Recommend the inclusion of the baseline information on green networks and segregated cycle ways as an active travel indicator (e.g. number of current km).	We identified the area of the current green network and length of core paths. However, data on segregated cycle ways does not exist.	Appendix 7.2.6 (Human health)
Historic Environment Scotland	Environmental Baseline data	The number of heritage assets is not the most helpful indicator for observing trends or relates to the improving/worsening of assets. A more meaningful trend is recommended.	<p>We identified two annual indicators in relation to listed buildings and conservation areas – number of Repair Notices served and how the Council has dealt with them, and the number of conservation areas reviewed and established.</p> <p>Our colleagues in the Archaeology Service could review the applications received (e.g. demolitions would be bad, re-use of buildings good, excavations of archaeological deposits may be good if they were going to be ploughed out etc anyway or they could be bad if the development was the only threat to them). These performance indicators would take time to collect, and may be</p>	Appendix 7.2.8 (Cultural heritage)

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
			ready for the Environmental Report for the Proposed LDP, not the MIR.	
Historic Environment Scotland	Environmental Baseline data	In Appendix 7.2.8, why is there is no consistency between the 'issues/constrains' identified under listed buildings (which is positive) and other cultural assets (negative only)	There is greater opportunity to enhance a listed building, but this column was reviewed.	Appendix 7.2.8 (Cultural heritage)
Scottish Natural Heritage	Environmental Baseline data	Welcome the intent to assess the application of the LDP 2017 policies in planning applications from the Monitoring Statement 2018.	This data will be included if it is available by the time the ER is published.	
Scottish Environment Protection Agency	Introduction/ Framework for assessing environmental effects	Section 1 states Section 5 will look at SEA objectives, but there is no reference to them.	This has been included in error and should have said 'Habitats Regulations Assessment'.	Section 1
Scottish Environment Protection Agency	Framework for assessing environmental effects	Recommend the use of SEA objectives as they allow a systematic, rigorous and consistent framework.	Our preferred approach is to use the questions listed under each SEA topic	Appendix 7.3
Scottish Environment Protection Agency	Framework for assessing environmental effects	The results of the assessment should be clearly justified.	The summary tables (5.2 to 5.4) will provide a brief explanation of the reason behind the effects.	Section 5
Scottish Environment Protection Agency	Framework for assessing environmental effects	It would be helpful to set out the assumption made and any limitations or difficulties.	Agree.	Section 5
Scottish Environment Protection Agency	Framework for assessing environmental effects	It would be helpful if the assessment matrix directly links the assessment result with proposed mitigation measures, as suggested by SEPA.	Agreed. In relation to the assessment of the sites, the full assessment included scores pre and post mitigation effects, and mitigation effects. The summary tables in the Environmental Report	Appendix 7.3

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
			included the post mitigation score and key mitigation measures (e.g. flood risk assessments).	
Scottish Environment Protection Agency	Framework for assessing environmental effects	Suggests the assessment is made against a range of related questions, rather than directly against SEA topics.	The preferred assessment framework in Appendix 7.3 already lists 1-3 questions under each SEA topic.	Appendix 7.3
Scottish Natural Heritage	Framework for assessing environmental effects	Sites with planning consent should be included in the baseline and taken into account in assessing cumulative effects.	All sites that were carried forward from the LDP 2017 were assessed. The policies referred to in the baseline data included all planning applications.	Table 5.5
Scottish Natural Heritage	Framework for assessing environmental effects	Sites carried forward from the LDP 2017 should be included in the assessment.	Partially agreed. They were included in the summary tables with a revised score to reflect changes to the assessment criteria. The detailed assessment of the LDP 2017 sites can be viewed in the LDP 2017 SEA.	Table 5.4
Scottish Natural Heritage	Framework for assessing environmental effects	Clarify where the threshold of 15 homes came from in relation to private water drainage.	This was carried forward from the last SEA for consistency.	Appendix 7.3, Table 5 (water)
Scottish Natural Heritage	Framework for assessing environmental effects	Insert a question under "soil" as to whether the proposal is on greenfield or brownfield.	Agreed.	Appendix 7.3, Table 5 (Soil), page 114
Scottish Natural Heritage	Framework for assessing environmental effects	Recommends consideration of loss of cycle ways as well as core paths, as part of active travel provision.	Agreed. Data on core paths were also included in the baseline.	Appendix 7.3, Table 5 (Human health), page 119

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Framework for assessing environmental effects	Recommends that positive effects could be the creation of new cycle routes and/or link with existing provision.	Agreed, but this may not be known at this stage and would also depend on the scale of the bid.	Appendix 7.3, Table 5 (Human health), page 119
Historic Environment Scotland	Framework for assessing environmental effects	The framework for assessing bids in Appendix 7.3 (Table 5) is not the same as the framework for assessing policies in Appendix 7.4 (e.g. impact on the setting of historic environment assets is incorrectly excluded from Appendix 7.4 as a 'significant negative effect').	There will be differences between the two frameworks but accept that any impact on the setting of a historic environment asset would be significant.	Appendix 7.3, Table 5 and Appendix 7.4.
Historic Environment Scotland	Framework for assessing environmental effects	Significant positive effects on the historic environment is not recognised in Table 5 of Appendix 7.3, but is identified in Appendix 7.4, where the redevelopment of buildings on the Buildings at Risk Register is correctly mentioned.	Agreed. The framework was revised and considered as part of the secondary review of the bids.	Appendix 7.3, Table 5
Historic Environment Scotland	Framework for assessing environmental effects	Reconsider significant negative effects (--), as it is not just because of the loss of a building, but if a proposal affects the key characteristics of a cultural heritage designation or the integrity of its setting.		
Historic Environment Scotland	Framework for assessing environmental effects	Unclear if the above discrepancies have had an impact on the actual assessment of the bid sites.	The impact bids may have on the historic environment have been considered, so there is unlikely to be any changes. However, all sites were appraised again by a core team to check for consistencies as multiple Officers reviewed the bids in each administrative area.	Appendix 7.3, Tables 5 and 6
Scottish Natural Heritage	Framework for assessing environmental effects	Requests that full assessments of the sites and policies are accessible through the SEA ER to provide an audit trail for the assessment summaries.	These detailed assessments did not form part of the ER as each assessment is one page long, and there are 605 bids and 32 policies. However, they were available online.	

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Natural Heritage	Proposed mitigation measures	Clarify the relationship between Table 5.6 and the mitigation measures populated in the "comments/mitigation. Columns in Table 5.2 to 5.4.	Table 5.6 sets out examples of mitigation measures. In the ER, Table 5.6 set out the key mitigation measures identified as part of the SEA assessment. The SDP's ER was also considered.	Section 5, Table 5.6 (mitigation)
Scottish Environment Protection Agency	Proposed mitigation measures	Welcomes table 5.6. The inclusion of a summary table will help track progress on mitigation through the monitoring process.	Noted. This was updated to show the most relevant mitigation measures.	Section 5, Table 5.6 (mitigation)
Scottish Environment Protection Agency	Proposed mitigation measures	Show the link between potential effects and proposed mitigation/enhancement measures in the assessment framework.	This was outlined in the summary and full bid site assessment. No change required.	Section 5 and Appendix 7.3
Scottish Natural Heritage	Proposed mitigation measures	Recommend setting out pre and post mitigation measures and a new column for residual effects post-mitigation in Table 5.4 or Table 6 in Appendix 7.3.	Agreed. A new post-mitigation column was added to the main SEA bids site assessment, as shown in table 6 in Appendix 7.3. Table 5.4 did not have this, but highlighted the mitigations measures required to improve the score.	Section 5, Table 5.4 and Appendix 7.3, table 6
Scottish Environment Protection Agency	Proposed mitigation measures	The ER should be very clear about the mitigation measures that are proposed as a result on the assessment. They should follow the mitigation hierarchy (avoid, reduce, remedy or compensate).	Table 6 in Appendix 7.3 set out examples of mitigation measures for each SEA topic, and sub-titles changed to "Comments and mitigation measures".	Appendix 7.3, Table 6
Scottish Environment Protection Agency	Proposed mitigation measures	The ER should identify any changes made to the draft LDP because of the SEA.	Agree. Mitigation measures was identified in the full assessments and highlighted in the summary tables.	Sections 5.2 and 5.6 and Appendix 7.3.

Organisation	Issue	Summary of Comments	Our Response	Section of Scoping Report
Scottish Environment Protection Agency	Proposed mitigation measures	Encourage the use of the assessment to improve the environmental performance by supporting proposals for enhancement of positive effects as well as mitigation of negative effects.	Positive effects were identified in the assessment. No change required.	Appendix 7.3, Table 6
Scottish Natural Heritage	Monitoring	Where possible, support continuation of monitoring from the adopted plan's SEA for this SEA for consistency.	The Adoption Statement for the LDP 2017 was reviewed as part of the baseline and issues.	Environmental problems and baseline

Appendix 8.2 Analysis of Consultations from Environmental Report 2020 of the Proposed Aberdeenshire Local Development Plan 2020

Table 8.2.1 below shows how the opinion of Consultation Authorities and other respondents were taken into account in the next environmental report.

Table 8.2.1 Analysis of Consultations on the Environmental Report 2020

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Scottish Environment Protection Agency (SEPA) (PP1299 and PP1344)	General comments	It is welcomed that most of NatureScot's comments and recommendations have been incorporated into the revised ER and consequently the Proposed Aberdeenshire Local Development Plan (PLDP).	Noted. No action required.	All
SEPA (PP1299 and PP1344)	General comments	Has welcomed the inclusion of further mitigation measures and that many of these have been taken forward to the Proposed Plan.	Noted. No action required.	Appendices 8.6 and 8.7
SEPA (PP1299 and PP1344)	General comments	It is requested that the finalised ER is updated to include further mitigation measures, where identified in the Proposed Plan.	Agreed. The relevant tables have been updated to include mitigation measures, as appropriate, upon receipt of the Report of the Examination of the PLDP.	Appendices 8.6 and 8.7
NatureScot (PP1345)	General comments	NatureScot is satisfied with the Environmental Report, and appreciate the huge effort that has gone into preparing it and accommodating their previous comments.	Noted. No action required.	All
NatureScot (PP1345)	General comments	Their comments on the Habitats Regulations Appraisal (HRA) are likely to necessitate changes to the HRA Record and the SEA should be amended so that it is consistent with the HRA once revised.	Agreed that the SEA should be consistent with the finalised Habitats Regulations Appraisal (e.g. on River Dee and Ythan Estuary (geese)).	Appendices 8.6 and 8.7
Historic Environment	General comments	The Environmental Report sets out a thorough and considered assessment with an adequate level of	Noted. No action required.	All

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Scotland (PP1299)		detail and a clear narrative setting out its conclusions.		
Historic Environment Scotland (PP1299)	General comments	HES welcomed the alterations and additions made to the assessment contained on the appendices as they are in line with our previous advice.	Noted. No action required.	All
Formartine Rural Partnership (PP0884)	General comments	Observed that in the SEA, Footpaths, Cycleways, Active Travel Networks and Green corridors are widely included in the Environmental Report, which supports the LDP 2023.	Noted. No action required.	Section 1.4, and Tables 1.1, 1.2, 1.3 and 1.5.
SEPA (PP1299 and PP1344)	Relationship with other Plans, Policies and Strategies (PPS)	They noted that all the PPS relevant to SEPA's interests, as listed in Appendix 8.3, have been considered in the ER.	Noted. No action required.	Appendix 8.3
SEPA (PP1299 and PP1344)	Relationship with other Plans, Policies and Strategies (PPS)	It is reported that Appendix 8.3 is incorrectly referenced as 8.2 in some of Table 8.2.2.	Agreed. Table 8.2.2 has been amended to refer to Appendix 8.3 where appropriate. Will also rename table to 8.2.1.	Table 8.2.2 (8.2.1)
Historic Environment Scotland (PP1299)	Relationship with other Plans, Policies and Strategies (PPS)	HES welcomed that Table 5.1 includes both Our Place in Time and the Historic Environment Policy for Scotland, but it has been mis-named as a Policy Statement in the text.	Agreed. Table 5.1 amended to correctly label Our Place in Time and the Historic Environment Policy for Scotland.	Table 5.1 and Appendix 8.3, Table 8.3.1
Historic Environment Scotland (PP1299)	Relationship with other Plans, Policies and Strategies (PPS)	HES suggested that Table 5.1 includes Gardens and Designed Landscapes, Historic Battlefields, and Setting, HES and PANs and their interim Guidance on Conservation Areas and the Principles of Listed Building Consent.	Agreed. HES publications: Gardens and Designed Landscapes, Historic Battlefields, and Setting, and their interim Guidance on Conservation Areas and the Principles of Listed Building Consent added to Tables 5.1 and 8.3.1	Table 5.1 and Appendix 8.3, Table 8.3.1
SEPA (PP1299 and PP1344)	Baseline information	It is welcomed that the Strategic Flood Risk Assessment (SFRA) was undertaken and are satisfied that this has adequately informed the site assessment process and the mitigation measures put forward.	Noted. No action required.	Appendix 8.4

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
SEPA (PP1299 and PP1344)	Baseline information	Has requested that comments on specific site flood risk assessments in the Proposed Plan are taken forward in the finalised ER.	Agreed. The ER has been updated to reflect the modifications recommended by the PLDP Reporter, which includes text on flood risk	Appendix 8.7
Historic Environment Scotland (PP1299)	Baseline information	Amend Appendix 8.4.10. Cultural heritage issues and constraints to state that asset types other than listed buildings can be enhanced in the planning process. Suggested referring to the value that historic assets can add to placemaking.	Agreed. Amended Appendix 8.4.10. Cultural heritage issues and constraints to identify that asset types other than listed buildings can be enhanced in the planning process and refer to the value that historic assets can add to placemaking.	Appendix 8.4.10
SEPA (PP1299 and PP1344)	Environmental Problems	Has welcomed that Table 5.3 includes the additional environmental problems they requested.	Noted. No action required.	Table 5.3
Historic Environment Scotland (PP1299)	Framework for Assessing Environmental Effects	HES welcomed that the methodology has been included in Appendix 8.5, but it should include a source of data for gardens and designed landscapes.	Agreed. Amended Appendix 8.5 to include, as a source of data. The Inventory of gardens and designed landscapes.	Appendix 8.5
Historic Environment Scotland (PP1299)	Framework for Assessing Environmental Effects	HES has welcomed that the same methodology in Appendix 8.5 has been used for the assessment of all elements of the plan as this allows for greater consistency and clarity, but suggests in some areas the definitions for type of impact may not be broad enough (e.g. the wording does not cover impacts on intangible heritage very well, and this is often a factor in conclusions of the assessment).	It is too late to review the sites, but a note has been added to section 6.2 on general issues, to broaden the definitions for type of impact, for example, impacts on intangible heritage.	Section 6.2 and Appendix 8.5
Historic Environment Scotland (PP1299)	Framework for Assessing Environmental Effects	HES is concerned that the values given in Appendix 8.5 are very specific and could be considered restrictive. For example, it is not possible for a setting impact to be considered as very negative, and negative effects do not include physical effects on sites or places other than conservation areas. They argued, this does not reflect the nuance given in the assessment or national policy in SPP, which gives	It is too late to review the sites, but a note has been added to section 6.2 on general issues noting HES request for the assessment methodology to be less specific and so less restrictive.	Section 6.2 and Appendix 8.5

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		equal weight to site and setting of scheduled monuments.		
Historic Environment Scotland (PP1299)	General difficulties, weakness and limitations	HES has welcomed the level of detail in paragraph 6.2, which sets out a thoughtful and reasonable consideration of the limitations of the assessment and welcomed this level of detail.	Noted. No action required.	Paragraph 6.2
Formartine Rural Partnership PP0884	Mitigation Measures	In Table 6.2, Page 63, Column 3, it is observed that "Developer contributions will be sought towards public transport, and roads infrastructure improvements to help mitigate the traffic impact". It does not include footpaths and cycleways	Agreed. Added paths for pedestrians, wheelers and cyclists to the fourth bullet point on developer contributions.	Table 6.2
SEPA (PP1299 and PP1344)	Mitigation Measures	It is noted and welcomed that most of SEPA's previous comments regarding mitigation measures have been incorporated into the ER and carried through to the Proposed Plan text.	Noted. No action required.	Table 6.2
Historic Environment Scotland (PP1299)	Mitigation Measures	In Table 6.2, which sets out proposed mitigation, the wording implies that adverse effects on historic environment features may not be considered in their own right. Suggested clearer wording for the next SEA, to state that adverse impacts will be considered in terms of their impacts on the cultural significance of sites and places, through both physical and setting impacts.	Disagree. No action required. This statement refers to the consequence of development negatively affecting the historic environment, which could weaken the sense of place. However, the suggested wording is welcomed and should be added.	Table 6.2
Historic Environment Scotland (PP1299)	Mitigation Measures	HES noted that the mitigation measures in Table 6.2 are appropriate for impacts of the type identified, but the assessment identifies impact on issues such as sense of identity and place and these intangible effects may be harder to mitigate through the measures identified. As impacts of this type have often been identified as positive in the assessment, this has not had a direct effect on any of the outcomes of the assessment.	Noted. No action required.	Table 6.2
Historic Environment	Mitigation Measures	HES suggested Table 6.2 would benefit from a clear statement that negative impacts on cultural	Agreed. Amended Table 6.2 to provide a clear statement that	Table 6.2

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Scotland (PP1299)		significance of assets will be considered and mitigated where possible.	negative impacts on cultural significance of assets will be considered and mitigated where possible.	
SEPA (PP1299 and PP1344)	Monitoring Framework	Has no further comment to make on the monitoring framework.	Noted. No action required.	
Historic Environment Scotland (PP1299)	Monitoring Framework	HES noted that Table 6.3 sets out the Monitoring Plan for the LDP, but it does not reflect all of the considerations that went into the Monitoring Report and suggests it would be more accurate for the two to align better.	Noted, but not all the LDP monitoring data is relevant to the SEA and vice versa.	Table 6.3
SEPA (PP1299 and PP1344)	Next Steps	Has no further comments to make in this respect.	Noted. No action required.	
Historic Environment Scotland (PP1299)	Spatial strategy	HES suggested para 8.6.2, on the assessment of the spatial strategy, should consider the positives of identifying the need for masterplanning and further assessment at project level, as well as the opportunities the plan gives for allocating sites that will allow regeneration of historic assets.	Partially agree. While the spatial strategy section provides a broad overview of new development across Aberdeenshire, SEA Topics on climatic factors, biodiversity and cultural heritage have been amended to refer masterplans and further assessments as a means to mitigate possible effects.	Appendix 8.6, Table 8.6.2
Historic Environment Scotland (PP1299)	Spatial strategy	HES is not seeking any changes to the spatial strategy, but have focussed on the newly allocated preferred sites. Comments on the full suite of sites were given in their response to the Main Issues Report and should be referred to for non-preferred options. They have not identified any significant adverse effects for HES interests.	Noted. No action required.	
SEPA (PP1299 and PP1344)	Sites and Policies Assessment – Mitigation Measures	SEPA welcomed the inclusion of further mitigation measures and see that many of these have been taken forward to the Proposed Plan.	Noted. No action required.	Appendix 8.7

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
SEPA (PP1299 and PP1344)	Sites and Policies Assessment – Mitigation Measures	SEPA requested that the justification for the mitigation measures they require for each allocation is included in the finalised ER where they are not already included. SEPA highlighted that their proposed mitigation measures are necessary to ensure the impacts of development of the sites are minimised as well as possible. This should include the policies.	Agreed. Noted where mitigation measures such as flood risk assessments are required for development sites, they are highlighted in the ER.	Appendix 8.7
NatureScot (PP1300 and PP1345)	Sites Assessment - scoring	Requested that for allocations where they have made representations to address landscape and visual impacts, the score for Landscape in the Environmental Report should be changed from neutral to '+/-', where relevant.	Agreed. These sites have been reviewed and neutral scores changed to mix with reasons added.	
Historic Environment Scotland (PP1299)	Policy Assessment	HES agreed that policies that protect landscape have the potential to benefit the historic environment and would consider this particularly in light of the fact that we consider that all landscapes have both natural and cultural elements as set out in People, Place and Landscape, our joint position statement with SNH.	Noted. No action required.	Appendix 8.6, Paragraph 8.6.3
Historic Environment Scotland (PP1299)	Policy Assessment	HES provided an appendix of their comments on the Proposed Plan, known as Annex 1.	Noted. No action required.	Appendix 8.6
Historic Environment Scotland (PP1299)	Policy Assessment: Policy HE3 Helping to Reuse Historic Buildings at Risk	HES welcomed the changes made to policy HE3 and consider that these have made the policy more positive in its effects than its previous iteration. The narrative for this assessment states that enabling development must be on an adjacent site and this does not reflect the wording of the policy, which is more nuanced, and which we consider more effective.	Agree. The overview text has been amended to reflect the policy.	Appendix 8.6, Table 8.6.27
Historic Environment	Policy Assessment: Policy PR2	HES disagreed that policy PR2 would have a very negative effect on cultural heritage as it does not in itself allocate for development but rather stops other	We agree that this policy does not state, 'We will allow development on protected sites	Appendix 8.6, Table 8.6.29

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Scotland (PP1299)	Reserving and Protecting Important Development Sites	development on safeguarded sites. It is not clear how this could in itself have significant effects.	as stated in the Settlement Statements', like other policies (e.g. Policy B2). However, as this policy indirectly supports in principle the uses specified in Policy PR2, it could have consequential negative impacts. This will be stated in the introductory text in the ER. No action required.	
Historic Environment Scotland (PP1299)	Policy Assessment: Policy C2 Renewable Energy	HES noted that Policy C2 assesses wind development as temporary and that this does not reflect the wording of SPP, which states that wind farm sites should be suitable for use in perpetuity. For this to be assessed impacts should be considered permanent.	Partially agree. Text has been added to state, "...unless consent is sought to repower them." as non-operational wind turbines should be removed.	Appendix 8.6, Table 8.6.32
Formartine Rural Partnership PP0884	Policy Assessment: Policy RD2	In Table 6.2, Page 63, Column 3, it is observed that "Developer contributions will be sought towards public transport, and roads infrastructure improvements to help mitigate the traffic impact". It does not include footpaths and cycleways	This is a passing observation. They have commented elsewhere. No action required.	
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Banff R1	SEPA support the assessment for site R1 with regards to its impact on groundwater.	Noted. No action required.	Appendix 8.7, Table 8.7.1
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Cairnbulg and Inverallochy – OP1	They have welcomed the assessment for site OP1 in relation to soil factors.	Noted. No action required.	Appendix 8.7, Table 8.7.1
Historic Environment Scotland (PP1299, PP1343)	Site Assessment – Banff and Buchan – Ladysbridge – OP1	HES noted that site OP1 in Ladysbridge is located approximately 500m NW of the scheduled monument known as Hills of Boyndie, barrows & enclosures 700m SW of Mill of Boyndie, but HES is	Updated assessment of OP1 to note that the site is 500m NW of Hills of Boyndie, barrows and enclosures scheduled monument and 700m SW of Mill	Appendix 8.7, Table 8.7.1 and Banff and Buchan Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		content that the proposed development will not significantly impact on its setting.	of Boyndie (SM 5779), which are visible as cropmarks, and it is situated in an elevated position on the Hill of Boyndie. However, given the location of the proposed housing allocation among existing settlement and the distance to the monument, the proposed development will not significantly impact on its setting.	
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Memsie R1	This site is missing from the Assessment of the Proposed Sites and Table 8.7.1.	Added site Memsie R1 to the Assessment of the Proposed Sites and Table 8.7.1.	Appendix 8.7, Table 8.7.1 and Banff and Buchan Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Memsie OP2	Has requested that the text in the 'Comments and mitigation measures' column of Table 8.7.1 is revised to reflect that any future development on the north side of Memsie may be limited during the Plan period due to there being no further dilution capacity in the receiving waters to take further private waste water treatment (see detailed comments to the Proposed Plan).	Agree. Revised text in the 'Comments and mitigation measures' column of Table 8.7.1 to reflect SEPA's comments on OP2 in Memsie in their Proposed Plan response.	Appendix 8.7, Table 8.7.1 and Banff and Buchan Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Rathen R1	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the score in Table 8.7.1 Water column to -/?.	Agreed. Changed the Water score for site R1 to -/?.	Appendix 8.7, Table 8.7.1 and Banff
SEPA (PP1299 and PP1344)	Site Assessment – Banff and Buchan – Rathen R1	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the Comments and mitigation measures to, "Due to close proximity and likely hydraulic connectivity of the cemetery site to the nearby watercourses, without a detailed groundwater	Agreed. Amended the "Comments and mitigation measures" to "Likely to have an adverse effect on soil and landscape but the effects unlikely to be significant. Due to the underlying geology and the	Appendix 8.7, Table 8.7.1

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		assessment, the environmental impact on water factors are unknown."	presence of a private water supply, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	
Historic Environment Scotland (PP1299, PP1343)	Site Assessment – Banff and Buchan – Rathen OP1	This site is located approximately 140m W of the scheduled monument known as St Ethernan's, Rathen old parish church, but HES is content that the potential impact on the setting of the monument is unlikely to be significant.	Updated assessment of site OP1 to note that the site is 140m west of St Ethernan's, Rathen old parish church (SM 5810), a late medieval church and scheduled monument, and while screened by trees, even if felled, the potential impact on the setting of the monument is unlikely to be significant.	Appendix 8.7, Table 8.7.1
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Auchnagatt OP1	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be - -.	No action required. SEPA's proposed mitigation measures for site OP1 were agreed by the Reporter at the LDP Examination.	Appendix 8.7, Table 8.7.2
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Buchan – Boddam OP1	HES noted that this site is located approximately 50m N of the scheduled monument known as Boddam Castle, but HES is content that some additional houses in this location of a similar scale/height to those which have already been built, are unlikely to significantly impact on its setting.	Updated assessment of site OP1 to note that the site is near Boddam Castle with views over the surrounding landscape and coast, and views towards the monument form parts of its setting. However, additional homes of a similar scale/height to existing are unlikely to significantly impact on its setting.	Appendix 8.7, Table 8.7.2
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Buchan – Fetterangus OP2	Fetterangus OP2 is located approximately 215m E of the scheduled monuments known as Fetterangus Church (SM 7143) and Fetterangus Church, symbol stone, and as the allocation would bring housing	Updated the SEA, as this was agreed by the Reporter, to state, "The site is located approximately 215m east of two	Appendix 8.7, Table 8.7.2

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		development closer to the monuments and has the potential to impact on their setting, consideration should be given to mitigating the impact through sensitive housing design and potentially also landscaping, such as using trees in the western section of the allocation to screen the development from view, in line with HES Setting guidance.	scheduled monuments, the medieval Fetterangus Church (SM 7143) and a Pictish symbol stone (SM 71). The monuments are presently surrounded within an open landscape, which gives them a strong sense of place and are set apart from settlement. The allocation would bring housing closer to the monuments and has the potential to impact on their setting. To mitigate the impact, new development, through its siting and design, must be sensitive to its surroundings and incorporate landscaping at its western boundary to screen the development from view, in line with HES's Setting guidance. Historic Environment Scotland should be consulted at an early stage in the preparation of development proposals for the site".	
William Buchan PP0330	Site Assessment – Buchan – Longside OP1	Clarity is sought as to why SEA states development of 50 homes, whereas 30 homes are allocated in Proposed Plan.	There is an error in the Buchan Annex full assessment. The number of homes is stated as 30 in Table 8.7.2 of the Environmental Report. The Annex has been corrected.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
William Buchan PP0330	Site Assessment – Buchan – Longside OP1	Under SEA Topic 'Climatic Factors', insufficient consideration has been given to the effects on local hydrology in an already flood prone site. Argued the	Disagree. The flood risk is noted in the SEA and given it is on the edge of the site, we would expect this area to form part of	Appendix 8.7, Table 8.7.2 and Buchan Annex of

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		southern part of the field floods regularly and has poor drainage.	the site's open space contribution and remain undeveloped, depending on the Flood Risk Assessment (FRA). As such, a neutral score is deemed appropriate.	the full assessment
William Buchan PP0330	Site Assessment – Buchan – Longside OP1	Under SEA Topic 'Biodiversity', the impact should be 'significant with long term irreversible adverse impacts'. Argued there are protected species on the site (bats) and 'birds of conservation concern' as identified by the RSPB. Mitigations such as 'buffer strip' would take decades to provide a replacement habitat.	Disagree. The site is currently a field. Open space would be expected on the site, which would be expected to link with the path to the south of the site.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
William Buchan PP0330	Site Assessment – Buchan – Longside OP1	Reassess the landscape impact as the site rises West to East, and a substantially raised historic railway embankment to the southern boundary.	Disagree. The site rises gently. The scale and location of the farm steading complex will help to contain this site. In addition, most of the allocation is away from former railway line.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
Charlies and Jane Leslie PP0333	Site Assessment – Buchan – Longside OP1	They have reported inconsistencies between the Proposed Plan that states site OP1 is allocated for 30 units, but the SEA says 50 homes.	There is an error in the Buchan Annex full assessment. The number of homes is stated as 30 in Table 8.7.2 of the Environmental Report. The Annex has been corrected.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
Charlies and Jane Leslie PP0333	Site Assessment – Buchan – Longside OP1	Insufficient consideration has been given to the effects of local hydrology on the OP1 site in Longside. The southern part of the site floods regularly and there is poor drainage. The field is also bounded by a substantial embankment	Disagree. The flood risk is noted in the SEA and given it is on the edge of the site, we would expect this area to form part of the site's open space contribution and remain undeveloped, depending on the Flood Risk Assessment (FRA). As such, a neutral score is deemed appropriate.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Charlies and Jane Leslie PP0333	Site Assessment – Buchan – Longside OP1	It is noted that the site will have a significant long-term adverse impact on biodiversity. Bats and bird species (birds of conservation concern by the RSPB) have also been seen on the site. Mitigations such as buffer strips would take decades to come into effect as a replacement habitat.	Disagree. The site is currently a field. Open space would be expected on the site, which would be expected to link with the path to the south of the site.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
Charlies and Jane Leslie PP0333	Site Assessment – Buchan – Longside OP1	The statement that the site is flat is not true as the site is on the rise from the West to the East and there is also a substantial raised historic railway embankment to the southern boundary of the proposed site.	Disagree. The site rises gently. The scale and location of the farm stading complex will help to contain this site. In addition, most of the allocation is away from former railway line.	Appendix 8.7, Table 8.7.2 and Buchan Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Longside Airfield OP1	As this site was a former military airfield, it requires specialist assessments to inform appropriate mitigation. Therefore it is requested that in Table 8.7.2 the score for Soil is amended to 0/?.	Agreed. Amended post mitigation effects soil score to 0/? .	Appendix 8.7, Table 8.7.2
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Longside Airfield OP1	As this site was a former military airfield, it requires specialist assessments to inform appropriate mitigation. Therefore, it is requested that in Table 8.7.2 add the following to the Comments and mitigation measures, "Mitigations include specialist investigation for contamination due to former airfield use."	Agree. Amended the "Comments and mitigation measures" to "Mitigations include specialist investigation for contamination due to former airfield use."	Appendix 8.7, Table 8.7.2
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Old Deer R1	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the score in Table 8.7.2 Water column to - /?	Agreed. Changed the Water score for site R1 to -/?.	Appendix 8.7, Table 8.7.2
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Old Deer R1	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the Comments and mitigation measures to, "Likely to have an adverse effect on soil and landscape but the effects unlikely to be significant. Due to the underlying geology and the presence of a private water supply, without a detailed	Agreed. Amended the "Comments and mitigation measures" to "Likely to have an adverse effect on soil and landscape but the effects unlikely to be significant. Due to the underlying geology and the presence of a private water	Appendix 8.7, Table 8.7.2

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		groundwater assessment, the environmental impact on water factors are unknown."	supply, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	
SEPA (PP1299 and PP1344)	Site Assessment – Buchan – Peterhead OP6	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be significantly negative.	Noted. The need for a flood risk assessment is highlighted in the LDP. As such the post mitigation score will not be significantly negative.	Appendix 8.7, Table 8.7.2
Case CONSULTING Ltd PP1096	Site Assessment – Formartine – Balmedie FR022	Argued that the assessments of the bids around Balmedie have not applied the criteria consistency, and bid FR022 should be allocated for a mixed use development.	Disagree. A universal methodology was applied, as agreed in the Scoping Report. No change required.	Appendix 8.7, Table 8.7.2
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Formartine – Ellon OP1	HES welcomed the revised boundary for Ellon OP1, which now excludes the A listed Old Bridge and its immediate setting and support the need for strategic landscaping and associated flood risk management.	Noted. No change required.	Appendix 8.7, Table 8.7.3
Carol Wright PP1136	Site Assessment – Formartine – Ellon OP1	Asked to clarify why woodland on south side of the site has not been referenced. The assessment states no impact on woodland to the north, northwest with no mention of the woodland on the south at Schoolhill Road, which is a continuation of the woodland area on the northwest site.	Disagree. The full assessment in the Annex states that "Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. This provides opportunity to enhance green networks." No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Nicole Allan PP1025	Site Assessment – Formartine – Foveran OP1 and OP2	Prioritise developments sites OP1 and OP2 over OP3 and OP4. SEA for new sites (pg. 53) states 'school roll is low, and new housing would help sustain Foveran Primary School' but the school role forecast (Aberdeenshire Council, 2019) and settlement statement states 'Primary education may be a	Noted, but as the small scale of this site is unlikely to adversely affect the existing school, no change to the score is required. No change required.	Appendix 8.7 and Table 8.7.3

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		constraint to development as the current school is not easily extendable due to the condition of the building and topographical restrictions'. A new school is needed in the area and should be completed before any new housing is accepted.		
Ian Ross PP1234	Site Assessment – Formartine – Foveran OP2 / FR109	Disagree with the assessment of FR109 in the SEA, they highlight the following: Site would not impact significantly air quality and appropriate measures could be put in place; Not aware of surface water hotspots, not at risk of flooding as shown on SEPA's 1 in 200 year map and no FRA required; All developments likely to result in increased traffic and landscape change; A small area of prime agricultural land would be lost, however precedent has been set by other sites in the settlement; Aware of a project to upgrade the waste water capacity; Substitution of part of FR109 in place of OP2 would not exacerbate capacity issues in primary school; Mix of housing could be delivered; Coalescence would not occur with Rashierieve Foveran.	Site FR109 was not supported by the Reporter, but with the development of the new A90 trunk road, it has split this site in two. Amended: <ul style="list-style-type: none"> • Post mitigation scores for water to -/? As waste water could be mitigated. • Under Water, changed "Surface water drainage hotspots are scattered in some parts of the site." to "Site includes ditches and small areas of surface water flooding." • Under Climatic Factors, amended 2nd bullet point on flooding to "Part of the site contains a watercourse and a small area is at risk from flooding, which could have a long-term effect on climate and the water environment. A Flood Risk Assessment may be required to mitigate potential effects." <p>Around half this site is prime agricultural land. Loss of this resource is acceptable to fulfil</p>	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			strategic housing requirement, where required. No further changes are supported.	
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Formartine – Fyvie OP1	HES noted that this site is located within the Battle of Fyvie Inventory historic battlefield boundary of 1644. HES note that while the potential impact on any archaeological remains dating to the battle is likely to be low, this potential impact on the special qualities of the battlefield should still be assessed further. HES is content that any significant impacts on the understanding and appreciation of the battlefield landscape are unlikely, but any potential impacts on key landscape characteristics and the cumulative impacts should still be assessed, with mitigation and enhancement considered in line with HES Battlefield guidance.	Updated assessment of site OP1 to note that it is located within the Battle of Fyvie Inventory historic battlefield boundary (BLT 22) of 1644, which has surviving field fortifications. The housing allocation would be within the SW part of the Inventory boundary, which is not presently considered to have been a key area of battlefield activity. For site OP1, any potential impacts on key landscape characteristics and the cumulative impacts should be assessed, with mitigation and enhancement considered in line with HES Battlefield guidance.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Formartine – Oldmeldrum OP2	HES noted that this site is located within the Battle of Barra Inventory historic battlefield boundary of 1308, and while the potential impact on any archaeological remains dating to the battle are likely to be low, this potential impact on the special qualities of the battlefield should still be assessed further. HES is content that any significant impacts on the understanding and appreciation of the battlefield landscape is unlikely, but any potential impacts on key landscape characteristics and the cumulative impacts should still be assessed, with mitigation and enhancement considered, in line with HES Battlefield guidance.	Updated assessment of site OP2 to state that it is located within the Battle of Barra Inventory historic battlefield boundary (BLT 18) of 1308, which was one of many fought by Robert the Bruce. It is significant as it marks the end of any coordinated opposition to him in Scotland. Most of this allocation would be outwith the Inventory boundary. Any potential impacts on key landscape characteristics and the cumulative impacts should	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			be assessed, with mitigation and enhancement considered, in line with HES Battlefield guidance.	
SEPA (PP1299 and PP1344)	Site Assessment – Formartine – Oldmeldrum OP5	Has requested that an additional mitigation measure is added to the 'Comments and mitigation measures' column of Table 8.7.3 to require a Peat Survey, as the site is underlain by peat.	Agree. Added an additional mitigation measure to the 'Comments and mitigation measures' column of Table 8.7.3 for site OP5 that requires developers to provide a Peat Survey.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Formartine – Oldmeldrum R1	Has requested that an additional mitigation measure is added to the 'Comments and mitigation measures' column of Table 8.7.3 to require a Peat Survey, as the site is underlain by peat.	Agree. Added an additional mitigation measure to the 'Comments and mitigation measures' column of Table 8.7.3 for site R1 that requires developers to provide a Peat Survey. Change soil score to 0/-	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Historic Environment Scotland (PP1299)	Site Assessment – Formartine – Pitmedden OP2	HES welcomed the revised boundary for this site, which reduces the site area and moves its west boundary further away from the historic landscape setting of the A listed Udney Castle, but while this would help mitigate potential adverse impact on the setting of Udney Castle, appropriate measures must be included to maintain the existing South-East to North-West linear tree belt.	Updated assessment of site OP2 to reflect that the Reporter reduced the site to exclude bid site FR006 (now only includes FR007) as that it is now further away from the historic landscape setting of the A listed Udney Castle. To mitigate potential adverse impact on the setting of Udney Castle, appropriate measures must be included to maintain the existing South-East to North-West linear tree belt.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Formartine – Pitmedden OP3	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation	No change required. SEPA's proposed mitigation measures for site OP3 have been added	Appendix 8.7, Table 8.7.3 and Formartine Annex

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be significantly negative.	to the LDP (a flood risk assessment and buffer strip will be required).	of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Formartine – Pitmedden R1	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be significantly negative.	No change required. SEPA's proposed mitigation measures for site R1 have been added to the LDP (a flood risk assessment and buffer strip will be required).	Appendix 8.7, Table 8.7.3
Gordon Burgess PP0144	Site Assessment – Formartine – Potterton OP1	Has raised concern about the omission of information relating biodiversity and states that the sites are in proximity to qualifying sites and likely to impact on qualifying and protected species.	It is accepted that the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are not mentioned, whereas they are for other sites, and they should be acknowledged. However, in light of NatureScot's comments on the Habitats Regulation Appraisal, they state that impact the allocations are not likely to have an adverse effect in the integrity for any goose SPAs in relation to on geese foraging. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity. Amended SEA Biodiversity topic for this site (and other sites), to state, "The Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are located to the north of this site. However, this site is not likely to have an adverse effect on the	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			integrity of geese in terms of them foraging for food on fields. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity." Change positive pre mitigation score to neutral.	
Stephen Nicol PP0209	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Jennifer Nicol PP0210	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Jamie Black PP0212	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Doranne Dawson PP0231	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Graeme Dawson PP0232	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore,	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.		of the full assessment
Kerry Robertson PP0361	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Aaron Dobby PP0527	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kerry Dobby PP0528	Site Assessment – Formartine – Potterton OP1	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Craig Leslie PP0645	Site Assessment – Formartine – Potterton OP1	The assessment for 'landscape' does not justify the post mitigation effect as 'neutral'. Has requested a review of the post mitigation landscape impact.	Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the two minor roads, and the green belt is a tool for managing growth, the neutral impact is justified.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA does not provide necessary assurance of meeting SPP and SEA guidance from 30/8/2013. The site should be removed until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			However, at present, the principle of developing on this site has been accepted, and likely mitigation measures highlighted.	
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	Has argued that many of the SEA assessments of effects are not justified. Specifically, the SEA does not make key findings clear, has failed to identify important environmental issues early, and appears to use the SEA to defend the Plan. The site should be removed until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage. However, at present, the principle of developing on this site has been accepted, and likely mitigation measures highlighted.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	Has argued that many of the SEA assessments are not sufficiently clear and complete to enable informed judgements to be made by consultees on the proposed development. Specifically, the SEA does not make key findings clear, has failed to identify important environmental issues early, and appears to use the SEA to defend the Plan. Considers that sites OP1 and OP2 should be removed from the PLDP, until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage. However, at present, the principle of developing on this site has been accepted, and likely mitigation measures highlighted.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA has not adequately considered impact on biodiversity.	Disagree. Mitigation measures have been identified (a buffer strip next to existing woodland). Further mitigation measures would be more appropriately addressed at the planning	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			application stage. The SEA did not identify issues that would prevent the principle of development on the site.	
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA has not adequately considered impact on climatic factors.	The score for climate factors as - /0 post mitigation is sound. However, the SEA has been amended to state “However, electric vehicles, and increased critical mass (customers) of public transport and local services will reduce the proposals potential impact.”	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA has not adequately considered impact on landscape.	Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the two minor roads, and the green belt is a tool for managing growth, the neutral impact is justified.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA has not adequately considered impact on material assets.	Disagree. Any adverse impact to local infrastructure must be mitigated before development can proceed. Any issues on education and roads will be investigated at the planning application stage. No change is required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP1	The SEA has not adequately considered impact on cultural heritage.	Partially agree. Amended effect to ‘- -’ and post mitigation effect to ‘-/?’. Change first bullet point to, “Development would result in the loss of rig and furrow cropmarks. The impact	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			would be permanent and irreversible. Investigations into archaeology would be required to be carried out."	
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Air' Effect from 0 (Neutral) to – (Negative) and replace wording in comments section to read 'proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air - pollutants) Effects are likely to be medium/long-term'.	Disagree. While the increase in emissions is likely, it will not be significant, as its scale and location will not decrease air quality in Ellon or Aberdeen. Use of electric vehicles and public transport will also mitigate effects. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. A Flood Risk Assessment, Water Impact Assessment and Drainage Impact Assessment will be required, and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Water' Effect from 0 (Neutral) to - - (Significant Negative) effect and add the following wording into the comments section 'The proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity in the area. Effects are likely to be localised and long-term, however the negative impacts could be mitigated through developer obligations and a Scottish Water growth project.', 'There is a significant existing surface water flood risk. The site is in a 1 in 200 flood risk area with a high water table. If developed this could negatively impact on watercourses.' and 'A flood risk assessment, water impact assessment and drainage impact assessment will be required. 'State that a Flood Risk Assessment,	Partially agree. Impacts on flood risk are not a matter for the Water SEA Topic. The lack of sewerage treatment in Potterton is under review. As such, the pre mitigation effect has been amended to - -. No change is required to the post mitigation score (0).	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		Water Impact Assessment and Drainage Impact Assessment will be required to be carried out.		
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Climatic Factors' Effect from – (Negative) to - - (Significant Negative). Add following wording in comments section 'The development is within an area identified as high flood risk. Impacts are likely to be localised and long-term.'	Agree. Amended SEA Topic 'Climatic Factors' Effect from – (Negative) to - - (Significant Negative). Add following wording in comments section 'The development is within an area identified as high flood risk. Impacts are likely to be localised and a Flood Risk Assessment will be required.'	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Soil' Effect from 0 (Neutral) to – (Negative). Add following wording into comments section 'The site lies on agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. This would have a long-term impact.'	Disagree. The site is not located on Prime Agricultural Land, which would trigger a negative effect. No change is required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Investigations into wildlife habitat would require to be carried out and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Biodiversity' Effect from + (Positive) to - - (Significant Negative). Add following wording into comments section '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	It is accepted that the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are not mentioned, whereas they are for other sites, and they should be acknowledged. However, in light of NatureScot's comments on the Habitats Regulation Appraisal, they state that impact the allocations are not	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		<p>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.', 'The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.', 'The development is not likely to conserve, protect and enhance the diversity of species and habitats, and the natural heritage of the area.', 'The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts such as red squirrel, bats, water voles, common lizard and badger, and many species of birds including skylarks, owls, kestrel, tree sparrows, grey partridge and lapwing. A habitats and wildlife assessment would be required to mitigate effects.' and 'The site includes Ancient Woodland which must be protected from development'. State that investigation into wildlife habitat would require to be carried out.</p>	<p>likely to have an adverse effect in the integrity for any goose SPAs in relation to on geese foraging. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity.</p> <p>Amended the SEA for this site (and other sites, to state, "The Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are located to the north of this site. However, this site is not likely to have an adverse effect on the integrity of geese in terms of them foraging for food on fields. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity."</p>	
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	<p>It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Landscape' Effect from – (Negative) to - - (Significant Negative). Remove following wording from comments section 'However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term'. Insert following wording 'Significant scale development</p>	<p>Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the two minor roads, and the green belt is a tool for managing growth, the neutral impact is justified.</p>	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		that would alter the character of the area which is within the Green Belt. May generate significant landscape and visual impacts. The development is a large extension into the landscape and would have a negative impact on the setting of the settlements of both Potterton and Milton of Potterton and the landscape character. The effect is likely to be long-term. Due to the scale of development relative to the settlements, it is unlikely that strategic planting will mitigate impact. The landscape would be altered, and a housing estate would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.'		
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Material Assets' first point in the comments section to read 'There are a number of infrastructure constraints associated with this site, including education provision at Balmedie Primary School and the road access which is inadequate for a development of this scale.', amend the second point to read to read 'Access relies on an unclassified road and a C class road.' And amend the third point to read to read: 'The proposal will lead to significant pressure on local infrastructure. The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network.'.	Disagree. The SEA already highlights likely infrastructure issues. All issues must be resolved to the satisfaction of the Planning Service before development commences, and none of these issues prevent the principle of developing on this site. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions, and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Human Health' Effect from + (Positive) to – (Negative). Amend	Disagree. It would be expected that the unclassified road would be upgraded with paths, and the PLDP stated that links are required with the existing	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		wording in the first point in the comments section to read to read: 'It would result in the loss of open space as the site is on agricultural land within the Green Belt.' and insert the following wording 'It risks reducing active travel opportunities as access relies on an unclassified and a C class road which are currently used for walking, cycling and horse riding and are narrow with no footpaths or cycle paths. Increased vehicle traffic on these roads resulting for a large housing development would severely limit opportunities for safe walking and cycling'.	settlement. Agricultural land does not count as public open space. No change is required.	
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP1	It is argued that the SEA contains inaccuracies, omissions, and misleading statements. Environmental consequences have not been adequately considered. Investigations into archaeology would require to be carried out and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Cultural Heritage' comments to remove the sentence which states, 'Unlikely to have any effect on the historic environment' and insert the following wording 'The development may weaken the sense of place, and the identity of existing settlements. It would not be possible to mitigate against erosion of sense of place/place identity through new developments', 'Development would result in the loss of NJ91NW0029 – Cropmarks of rig and furrow. The impact would be permanent and irreversible.' and 'There are 2 scheduled monuments within 800 m. Standard SMR on site and various others within 500m. These may be negatively impacted by development.'. State that investigations into archaeology would be required to be carried out	Partially agree. This site has been intensely farmed and only site investigations identify the importance of the site, which is not scheduled. The impact to the scheduled monuments is low given the presence of trees and houses. Amended effect to '- -' and post mitigation effect to '- /?'. Change first bullet point to, "Development would result in the loss of rig and furrow cropmarks. The impact would be permanent and irreversible. Investigations into archaeology would be required to be carried out."	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Phylis Mathers PP0854	Site Assessment – Formartine – Potterton OP1	Review the SEA for this site, as there is missing information that is not in line with other sites in the village that refer to the adverse impacts of	Agree. See response to respondent PP0787 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		biodiversity in relation to proximity to qualifying sites and impacts on qualifying species.		of the full assessment
John Hopkins PP0886	Site Assessment – Formartine – Potterton OP1	The SEA omits reference to protected species for this site.	Agree. See response to respondent PP0787 above on Potterton OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
John Hopkins PP0886	Site Assessment – Formartine – Potterton OP1	Amend Environmental Report so that bid site FR120 and site OP1 are assessed consistently. Site FR120 had an overall positive impact and was rejected. The assessment for FR120 focuses on school capacity, which is less detailed in the OP sites' assessments, and is located near amenities and not in proximity to natural heritage sites. Roads were considered an issue in FR120; however, mitigation was put forward whilst no mitigation was presented for the OP site. Negative impact on air quality, climate factors, soil and landscape were recorded for FR120 whilst these negative impacts are not recorded for the proposed OP site. The site is also contaminated. Respondent proposes the following wording to comments and mitigation measures for site OP1, 'The site is adjacent to Ancient Woodland and has a negative biodiversity' and amend the Biodiversity score to – (negative).	Disagree. Each site was assessed on its merits using the methodology agreed in the SEA Scoping Report. Site FR120 is a much bigger site (435 homes, retail and school) than site OP1 (172 homes). Mitigation measures are proposed to protect existing woodland through a buffer strip. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Gwen Pirie PP0887	Site Assessment – Formartine – Potterton OP1	The SEA omits reference to protected species for this site.	Agree. See response to respondent PP0787 above on Potterton site OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Gwen Pirie PP0887	Site Assessment – Formartine – Potterton OP1	Amend Environmental Report so that bid site FR120 and site OP1 are assessed consistently. Site FR120 had an overall positive impact and was rejected. The assessment for FR120 focuses on school capacity, which is less detailed in the OP sites'	Disagree. Each site was assessed on its merits using the methodology agreed in the SEA Scoping Report. Site FR120 is a much bigger site (435 homes,	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		assessments, and is located near amenities and not in proximity to natural heritage sites. Roads were considered an issue in FR120; however, mitigation was put forward whilst no mitigation was presented for the OP site. Negative impact on air quality, climate factors, soil and landscape were recorded for FR120 whilst these negative impacts are not recorded for the proposed OP site. The site is also contaminated. Respondent proposes the following wording to comments and mitigation measures for site OP1, 'The site is adjacent to Ancient Woodland and has a negative biodiversity' and amend the Biodiversity score to – (negative).	retail and school) than site OP1 (172 homes). Mitigation measures are proposed to protect existing woodland through a buffer strip. No change required.	
Amanda Russell PP0913	Site Assessment – Formartine – Potterton OP1	Is concerned that the biodiversity impact has not been assessed within the SEA. Other sites within the village refer to the negative impacts of Biodiversity as: "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 proximity to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, but has been omitted for site OP1, which is within the same close proximity to "qualifying sites" and "qualifying species". The Local Authority cannot choose to use information for one proposed site but omit it for another, when the sites are all within the same close proximity.	Agree. See response to respondent PP0787 above on Potterton site OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Andrew Russell PP0915	Site Assessment – Formartine – Potterton OP1	Is concerned that the biodiversity impact has not been assessed within the SEA. Other sites within the village refer to the negative impacts of Biodiversity as: "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	Agree. See response to respondent PP0787 above on Potterton site OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		species. "The proximity to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, but has been omitted for site OP1, which is within the same close proximity to "qualifying sites" and "qualifying species". The Local Authority cannot choose to use information for one proposed site but omit it for another, when the sites are all within the same close proximity.		
Peter Anderson PP1171	Site Assessment – Formartine – Potterton OP1	They have reported that there is an omission on the biodiversity impact. They stated that the assessment of biodiversity impact would be the same as the other sites that were not allocated.	Agree. See response to respondent PP0787 above on Potterton site OP1.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Gordon Burgess PP0144	Site Assessment – Formartine – Potterton OP2	Has raised concern about the omission of information relating biodiversity and states that the sites are in proximity to qualifying sites and likely to impact on qualifying and protected species.	It is accepted that the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are not mentioned, whereas they are for other sites, and they should be acknowledged. However, in light of NatureScot's comments on the Habitats Regulation Appraisal, they state that impact the allocations are not likely to have an adverse effect in the integrity for any goose SPAs in relation to on geese foraging. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity. Amended the SEA for this site (and other sites, to state, "The Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			of Forvie SAC are located to the north of this site. However, this site is not likely to have an adverse effect on the integrity of geese in terms of them foraging for food on fields. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity."	
Stephen Nicol PP0209	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Jennifer Nicol PP0210	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Jamie Black PP0212	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Doranne Dawson PP0231	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Graeme Dawson PP0232	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kerry Robertson PP0361	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Aaron Dobby PP0527	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kerry Dobby PP0528	Site Assessment – Formartine – Potterton OP2	There is an omission of information on biodiversity as other sites in the village refer to the negative impacts of biodiversity due to proximity to the qualifying sites and likely impact on qualifying species. Therefore, proximity to 'qualifying sites' and 'qualifying species' should be factored into the SEA.	Agree. See response to respondent PP0144 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Craig Leslie PP0645	Site Assessment – Formartine – Potterton OP2	The assessment for 'landscape' does not justify the post mitigation effect as 'neutral'.	Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the B999 and the unclassified Manse Road, and the green belt is a tool for managing growth, the neutral impact is justified.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA does not provide necessary assurance of meeting SPP and SEA guidance from 30/8/2013. The site should be removed until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage. However, at present, the principle of developing on this site has been accepted, and likely mitigation measures highlighted.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	Has argued that many of the SEA assessments of effects are not justified. Specifically, the SEA does not make key findings clear, has failed to identify important environmental issues early, and appears to use the SEA to defend the Plan. The site should be removed until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage. However, at present, the principle of developing on this site has been accepted, and likely mitigation measures highlighted.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	Has argued that many of the SEA assessments are not sufficiently clear and complete to enable informed judgements to be made by consultees on the proposed development. Specifically, the SEA does not make key findings clear, has failed to identify important environmental issues early, and appears to use the SEA to defend the Plan. Considers that sites OP1 and OP2 should be removed from the PLDP, until such time the identified issues have been resolved for potential inclusion in the future.	Disagree. The Scoping Report set out the proposed methodology for assessing all bid sites, and was agreed by the SEA Consultation Authorities. All issues will be considered at the planning application stage. However, at present, the principle of developing on this site has been accepted, and	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			likely mitigation measures highlighted.	
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA has not adequately considered impact on biodiversity.	Disagree. Mitigation measures have been identified (a buffer strip next to watercourse and woodland). Further mitigation measures would be more appropriately addressed at the planning application stage. The SEA did not identify issues that would prevent the principle of development on the site.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA has not adequately considered impact on climatic factors.	The neutral score for climate factors is sound. However, the SEA has been amended to state “Electric vehicles, and increased critical mass (customers) of public transport and local services will reduce the proposals potential impact.”	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA has not adequately considered impact on landscape.	Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the B999 and the unclassified Manse Road, and the green belt is a tool for managing growth, the neutral impact is justified.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA has not adequately considered impact on material assets.	Disagree. Any adverse impact to local infrastructure must be mitigated before development can proceed. Any issues on education and roads will be investigated at the planning	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			application stage. No change is required.	
Erik Leslie PP0647	Site Assessment – Formartine – Potterton OP2	The SEA has not adequately considered impact on cultural heritage.	Partially agree. Amended effect to '- -' and post mitigation effect to '-/?'. Change first bullet point to, "Development would result in the loss of cropmarks (e.g. oval enclosure) and other locally important remains. The impact would be permanent and irreversible. Investigations into archaeology may be required to be carried out."	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Air' Effect from 0 (Neutral) to – (Negative) and replace wording in comments section to read 'proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air - pollutants) Effects are likely to be medium/long-term'.	Disagree. While the increase in emissions is likely, it will not be significant, as its scale and location will not decrease air quality in Ellon or Aberdeen. Use of electric vehicles and public transport will also mitigate effects. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. A Flood Risk Assessment, Water Impact Assessment and Drainage Impact Assessment will be required, and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Water' Effect from 0 (Neutral) to - - (Significant Negative) effect and add the following wording into the comments section 'The proposal is likely to have a significant negative effect as it will exceed public sewage treatment	Partially agree. Impacts on flood risk are not a matter for the Water SEA Topic. The lack of sewerage treatment in Potterton is under review. As such, the pre mitigation effect has been amended to - -. No change is required to the post mitigation score (0).	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		capacity in the area. Effects are likely to be localised and long-term, however the negative impacts could be mitigated through developer obligations and a Scottish Water growth project.', 'There is a significant existing surface water flood risk. The site is in a 1 in 200 flood risk area with a high water table. If developed this could negatively impact on watercourses.' and 'A flood risk assessment, water impact assessment and drainage impact assessment will be required. 'State that a Flood Risk Assessment, Water Impact Assessment and Drainage Impact Assessment will be required to be carried out.		
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Climatic Factors' Effect from – (Negative) to - - (Significant Negative). Add following wording in comments section 'The development is within an area identified as high flood risk. Impacts are likely to be localised and long-term.'	Partially agree. Given the scale and location of the surface water flood risk, no change to the score is required. However, following wording has been added in comments section 'The development includes an area identified as high flood risk. Impacts are likely to be localised and a Flood Risk Assessment will be required.'	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Soil' Effect from 0 (Neutral) to – (Negative). Add following wording into comments section 'The site lies on agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. This would have a long-term impact.'	Disagree. The site is not located on Prime Agricultural Land, which would trigger a negative effect. No change is required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Investigations into wildlife habitat would require to be carried out and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Biodiversity' Effect from + (Positive) to - - (Significant Negative). Add following wording into comments section '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.', 'The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.', 'The development is not likely to conserve, protect and enhance the diversity of species and habitats, and the natural heritage of the area.', 'The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts such as red squirrel, bats, water voles, common lizard and badger, and many species of birds including skylarks, owls, kestrel, tree sparrows, grey partridge and lapwing. A habitats and wildlife assessment would be required to mitigate effects.' and 'The site includes Ancient Woodland which must be protected from	It is accepted that the Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are not mentioned, whereas they are for other sites, and they should be acknowledged. However, in light of NatureScot's comments on the Habitats Regulation Appraisal, they state that impact the allocations are not likely to have an adverse effect in the integrity for any goose SPAs in relation to on geese foraging. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity. Amended the SEA for this site (and other sites, to state, "The Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are located to the north of this site. However, this site is not likely to have an adverse effect on the integrity of geese in terms of them foraging for food on fields. Likewise, increased recreational disturbance to SPAs are likely to have no adverse effect on their integrity."	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		development'. State that investigation into wildlife habitat would require to be carried out.		
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Landscape' Effect from – (Negative) to - - (Significant Negative). Remove following wording from comments section 'However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term' and insert following wording 'Significant scale development that would alter the character of the area which is within the Green Belt. May generate significant landscape and visual impacts. The development is a large extension into the landscape and would have a negative impact on the setting of the settlements of both Potterton and Milton of Potterton and the landscape character. The effect is likely to be long-term. Due to the scale of development relative to the settlements, it is unlikely that strategic planting will mitigate impact. The landscape would be altered, and a housing estate would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.'	Disagree. It is accepted that there will be a negative impact on this site initially. However, given houses already exist between the two minor roads, and the green belt is a tool for managing growth, the neutral impact is justified.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Material Assets' first point in the comments section to read 'There are a number of infrastructure constraints associated with this site, including education provision at Balmedie Primary School and the road access which is inadequate for a development of this scale.'	Disagree. The SEA already highlights likely infrastructure issues. All issues must be resolved to the satisfaction of the Planning Service before development commences, and none of these issues prevent the principle of developing on this site. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		amend the second point to read to read 'Access relies on an unclassified road and a C class road.' And amend the third point to read to read: 'The proposal will lead to significant pressure on local infrastructure. The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network.'		
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Amend SEA Topic 'Human Health' Effect from + (Positive) to – (Negative). Amend wording in the first point in the comments section to read to read: 'It would result in the loss of open space as the site is on agricultural land within the Green Belt.' and insert the following wording 'It risks reducing active travel opportunities as access relies on an unclassified and a C class road which are currently used for walking, cycling and horse riding and are narrow with no footpaths or cycle paths. Increased vehicle traffic on these roads resulting for a large housing development would severely limit opportunities for safe walking and cycling'.	Disagree. It would be expected that the unclassified road would be upgraded with paths, and the PLDP stated that links are required with the existing settlement. Agricultural land does not count as public open space. No change is required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Audrey Wright PP0787	Site Assessment – Formartine – Potterton OP2	It is argued that the SEA contains inaccuracies, omissions and misleading statements. Environmental consequences have not been adequately considered. Investigations into archaeology would require to be carried out and this has not been mentioned in the SEA in the PLDP. Amend SEA Topic 'Cultural Heritage' comments to remove the sentence which states, 'Unlikely to have any effect on the historic environment' and insert the following wording 'The development may weaken the sense of place, and the identity of existing settlements. It would not be possible to mitigate against erosion of	Partially agree. This site has been intensely farmed and only site investigations identify the importance of the site, which is not scheduled. The impact to the scheduled monuments is low given the presence of trees and houses. Amend effect to '- -' and post mitigation effect to '- /?'. Changed first bullet point to, "Development would result in the loss of cropmarks (e.g. oval	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		sense of place/place identity through new developments', 'Development would result in the loss of NJ91NW0029 – Cropmarks of rig and furrow. The impact would be permanent and irreversible.' and 'There are 2 scheduled monuments within 800 m. Standard SMR on site and various others within 500m. These may be negatively impacted by development.'. State that investigations into archaeology would be required to be carried out	enclosure) and other locally important remains. The impact would be permanent and irreversible. Investigations into archaeology may be required to be carried out."	
Phylis Mathers PP0854	Site Assessment – Formartine – Potterton OP2	Review the SEA for this site, as there is missing information that is not in line with other sites in the village that refer to the adverse impacts of biodiversity in relation to proximity to qualifying sites and impacts on qualifying species.	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
John Hopkins PP0886	Site Assessment – Formartine – Potterton OP2	The SEA omits reference to protected species for this site.	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
John Hopkins PP0886	Site Assessment – Formartine – Potterton OP2	Amend Environmental Report so that bid site FR120 and site OP2 are assessed consistently. Site FR120 had an overall positive impact and was rejected. The assessment for FR120 focuses on school capacity, which is less detailed in the OP sites' assessments, and is located near amenities and not in proximity to natural heritage sites. Roads were considered an issue in FR120; however, mitigation was put forward whilst no mitigation was presented for the OP site. Negative impact on air quality, climate factors, soil and landscape were recorded for FR120 whilst these negative impacts are not recorded for the proposed OP site. The site is also contaminated. Respondent proposes the following wording to comments and mitigation measures for site OP2, 'The site is adjacent to Ancient Woodland	Disagree. Each site was assessed on its merits using the methodology agreed in the SEA Scoping Report. Site FR120 is a much bigger site (435 homes, retail and school) than site OP2 (61 homes). Mitigation measures are proposed to protect existing woodland through a buffer strip. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		and has a negative biodiversity' and amend the Biodiversity score to – (negative).		
Gwen Pirie PP0887	Site Assessment – Formartine – Potterton OP2	The SEA omits reference to protected species for this site.	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Gwen Pirie PP0887	Site Assessment – Formartine – Potterton OP2	Amend Environmental Report so that bid site FR120 and site OP2 are assessed consistently. Site FR120 had an overall positive impact and was rejected. The assessment for FR120 focuses on school capacity, which is less detailed in the OP sites' assessments, and is located near amenities and not in proximity to natural heritage sites. Roads were considered an issue in FR120; however, mitigation was put forward whilst no mitigation was presented for the OP site. Negative impact on air quality, climate factors, soil and landscape were recorded for FR120 whilst these negative impacts are not recorded for the proposed OP site. The site is also contaminated. Respondent proposes the following wording to comments and mitigation measures for site OP2, 'The site is adjacent to Ancient Woodland and has a negative biodiversity' and amend the Biodiversity score to – (negative).	Disagree. Each site was assessed on its merits using the methodology agreed in the SEA Scoping Report. Site FR120 is a much bigger site (435 homes, retail and school) than site OP1 (172 homes). Mitigation measures are proposed to protect existing woodland through a buffer strip. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Amanda Russell PP0913	Site Assessment – Formartine – Potterton OP2	Is concerned that the biodiversity impact has not been assessed within the SEA. Other sites within the village refer to the negative impacts of Biodiversity as: "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 proximity to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, but has been omitted for site OP1,	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		which is within the same close proximity to "qualifying sites" and "qualifying species". The Local Authority cannot choose to use information for one proposed site but omit it for another, when the sites are all within the same close proximity.		
Andrew Russell PP0913	Site Assessment – Formartine – Potterton OP2	Is concerned that the biodiversity impact has not been assessed within the SEA. Other sites within the village refer to the negative impacts of Biodiversity as: "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 proximity to these areas of biodiversity is noted throughout the report for proposed sites around Potterton, but has been omitted for site OP1, which is within the same close proximity to "qualifying sites" and "qualifying species". The Local Authority cannot choose to use information for one proposed site but omit it for another, when the sites are all within the same close proximity.	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Peter Anderson PP1171	Site Assessment – Formartine – Potterton OP2	They have reported that there is an omission on the biodiversity impact. They stated that the assessment of biodiversity impact would be the same as the other sites that were not allocated.	Agree. See response to respondent PP0787 above on Potterton site OP2.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Ian Ross PP0894 and PP1234	Site Assessment – Formartine – Rashierieve Foveran SR1	Has reported that the SEA erroneously states that no alternative sites were proposed for Rashierieve Foveran. This is incorrect as bid site FR109 and MIR submission 1020 were submitted both as an extension of OP1 and SR1. As a result, FR109 has not been assessed under the options for the settlement. They highlighted the following with respect to land to the west of SR1: · The development is unlikely to have an effect on air quality, climatic factors, biodiversity, human health or the historic environment; · Would	Disagree. Site FR109 lies between Foveran and Rshierieve Forveran, and site FR109 was assessed an alternative site under Foveran. Negative effects are proposed for all SEA Topics except human health given its scale, limited WWTW, flood risk, loss of prime	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		not lead to significant pressure on local infrastructure; · The nature of land would be changed but given low sensitivity of the landscape this is not considered significant; The introduction of strategic landscaping along AWPR would ensure that coalescence would not occur with Foveran.	agricultural land, and heritage impact.	
Kevin Simpson PP0030	Site Assessment – Formartine – Rothienorman OP1	Under SEA Topic 'Water', change "There is available capacity at Rothienorman WWTW" to "There is insufficient capacity at Rothienorman WWTW, which should be addressed prior to any development".	Partially agree. Amended to "There is limited capacity at Rothienorman Waste Water Treatment Works."	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kevin Simpson PP0030	Site Assessment – Formartine – Rothienorman OP1	Under SEA Topic 'Water', change "Whilst the proposed development is in close proximity to a watercourse, there would be no impacts arising as a result" to "The proposed development is in close proximity to a watercourse, whilst there are likely to be no impacts arising for the proposed development itself, the proposed development may well have an impact on other properties closer to and downstream on the water course, which have already suffered flooding due to excess run off." They argued that the Issues and Actions paper stated that flooding issues needs to be addressed prior to any new development and a good degree of existing flooding issues are caused by new developments.	Disagree. Firstly, the Water SEA Topic covers water quality and not flooding, which is considered under Climatic Factors. Secondly, site OP1 has not been identified by SEPA as requiring flood mitigation measures, as set out in the PLDP. No change required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kevin Simpson PP0030	Site Assessment – Formartine – Rothienorman OP2	Under SEA Topic 'Water', change "There is available capacity at Rothienorman WWTW" to "There is insufficient capacity at Rothienorman WWTW, which should be addressed prior to any development".	Partially agree. Amended to "There is limited capacity at Rothienorman Waste Water Treatment Works."	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
Kevin Simpson PP0030	Site Assessment – Formartine – Rothienorman	Under SEA Topic 'Water', change "There is available capacity at Rothienorman WWTW" to "There is insufficient capacity at Rothienorman WWTW, which should be addressed prior to any development".	Partially agree. Amended to "There is limited capacity at Rothienorman Waste Water Treatment Works."	Appendix 8.7, Table 8.7.3 and Formartine Annex

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
	OP1, OP2, FR033, FR112			of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Formartine – Tippetty OP2	This site is at significant risk from flooding and SEPA does not agree with the SFRA that this can be dealt with by SUDS and buffer strips alone. Mitigation measures they have suggested are: removal from the Plan or; amendment of the site boundary and proposed site access to exclude areas of the flood extent or; a detailed Flood Risk Assessment (FRA) is submitted prior to being allocated in the finalised Plan. Unless the latter one/both of the latter two mitigation measures are undertaken, we request the score for Climatic Factors be - -	Agree. Amended climate change to state that a detailed Flood Risk Assessment (FRA) is required.	Appendix 8.7, Table 8.7.3 and Formartine Annex of the full assessment
CHAP Group (Aberdeen) Ltd PP1126	Site Assessment – Garioch – Blackburn OP1 and other bids	Review SEA Topic Biodiversity for site OP1 in Blackburn, and other bid sites at Kinellar Estate and Hillhead of Glasgego to ascertain level of tree loss and level of impact (score). They are likely to result in a loss of mature trees and would therefore have a greater negative impact.	Noted, but all other sites have mentioned the loss of trees in the SEA. As such, no change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
CHAP Group (Aberdeen) Ltd PP1126	Site Assessment – Garioch – Blackburn GR085	Review SEA Topic Biodiversity for bid GR085 as it will not result in the loss of trees. The site has been designed to avoid any loss of the few trees that exist on the site. This is illustrated by the indicative layout.	Disagree. Any loss of habitats will have a negative impact, regardless of the scale of loss. However, the mitigation measures are noted, and the final score is neutral. No change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Garioch – Hatton of Fintray OP1	HES noted that site OP1 in Hatton Fintray is located approximately 210m west of the scheduled monument known as Jasmine Cottage, cursus monument and barrows 160m SE of (SM 6572), and given the location of the proposed housing allocation adjacent to existing settlement and the distance to the monument, HES is content that the proposed development will not significantly impact on its setting	Updated assessment of site OP1 in Hatton Fintray to note that it is located west of Jasmine Cottage, a scheduled monument (for cursus monument and barrows), and 160m SE of a Neolithic/Bronze Age cursus monument and barrows. Given the location of	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			the proposed housing allocation adjacent to existing settlement and the distance to the monument, the proposed development will not significantly impact on its setting.	
SEPA (PP1299 and PP1344)	Site Assessment – Garioch – Insch OP1	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be - -	No change required. SEPA's proposed mitigation measures for site OP1 have been added to the PLDP.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Garioch – Insch R4	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.4 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be - -	No change required. SEPA's proposed mitigation measures for site R4 have been added to the PLDP (flood risk assessment).	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Garioch – Kemnay OP1	This site is at significant risk from flooding. SEPA will only support the assessment score for Climatic Factors in Table 8.7.2 if their requested mitigation measures (in the allocation summary) are undertaken. If not, the score for Climatic Factors should be - -	No change required. SEPA's proposed mitigation measures for site OP1 have been added to the PLDP (flood risk assessment).	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Barratt North Scotland PP1282	Site Assessment – Garioch – Kirkton of Skene GR116	Agreed that the proposal would have neutral effects post mitigation on air, water, soil, biodiversity, material assets and human health, while population is identified as having a positive/neutral effect.	Noted. No action required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Barratt North Scotland PP1282	Site Assessment – Garioch – Kirkton of Skene GR116	Disagreed that the development could have a long-term negative impact due to the potential for increased travel requirements. Requested the is re-evaluated taking account of all the paths linked to site GR116 and public transport routes available. Has highlighted that the bus stop is 0.5 miles to the west	Disagree. While the number of homes (35-45) would not have a negative impact on climatic factors, the site measures more than 3 hectares. As such, a major housing development	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		and public transport passes along the Old Skene Road to the north of the site and hence, there is a scope for a new bus stop within 400m of the site. The site is located within 400m of the centre of the settlement. New green path network is achievable and there are good cycle routes from the site towards neighbouring settlements to the west, north and south. There is existing footpaths that links to the centre of the settlement.	could be accommodated on this site, which could have a long-term negative impact. The local bus stops are noted, which would mitigate this impact. No change required.	
Barratt North Scotland PP1282	Site Assessment – Garioch – Kirkton of Skene GR116	Disagreed with the “small parts of the site are at risk from surface water flooding. A flood risk assessment may be required”. Requested reassessing the parts of the site that can be deliverable and the parts that can be mitigated through landscape. Stated that SEPA flood map shows very small areas being at risk of surface water flooding on the southern part of the site, and it mostly falls out with developable area, which can be incorporated through proposed landscaping. A Flood risk assessment can be submitted, if required.	Disagree. As per the assessment methodology set out in the SEA Scoping Report, any flood risk on a site will have a negative effect. However, the proposed mitigation measures will reduce this effect. No change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Barratt North Scotland PP1282	Site Assessment – Garioch – Kirkton of Skene GR116	Disagreed that the landscape experience is likely to change and to re-evaluate the SEA after observing the Landscape and Visual Appraisal (LVA). It is argued that the LVA assessed and concluded that the changes to the landscape would be beneficial. Highlighted that the site is an open field and therefore, the intention is to develop organically an additional phase at the south side. Sensitive landscaping would augment the existing mature tree belts around the site boundaries and former Kirkton House estate. The findings of the submitted LVA was not challenged by the council, therefore, consultation should be held with the Landscape Officer	Disagree. Any development on this site will have an impact on the landscape, and unless the proposal is improving a derelict or unkept it is unlikely to improve on what is currently there, hence the neutral score. However, there is uncertainty regarding the likely impact given its location and nearby church. No change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
Barratt North Scotland PP1282	Site Assessment – Garioch – Kirkton of Skene GR116	Disagreed that the development may have a negative impact on the setting of the B listed church and Graveyard, views from the east. Requested the SEA is re-evaluated after observing the Landscape and Visual Appraisal (LVA). Added, the proposal would lead to a unique high quality residential development through sensitive design, and would not impact the setting of listed building.	Disagree. The SEA rightly notes that this could have a negative or neutral impact on the listed church, depending on the design of the site. Any plans submitted at this stage are indicative and could change. No change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Garioch – Kingseat OP1	HES noted the inclusion of OP1 within the Kingseat Conservation Area, and while there are no listed buildings within the conservation area, there are five buildings, associated with the former hospital, that are on the national Buildings at Risk Register. Therefore, HES encourage priority is given to restoring/regenerating and safeguarding the setting of these 'at risk' buildings, together with the other former hospital buildings, settlement plan layout and spaces, that contribute positively to the special architectural and historic character of the conservation area.	Updated assessment of site OP1 to note that it is within the Kingseat Conservation Area, and while there are no listed buildings within the conservation area, there are five buildings, associated with the former hospital, that are on the national Buildings at Risk Register, and priority should be given to restoring/regenerating and safeguarding the setting of these 'at risk' buildings, together with the other former hospital buildings, settlement plan layout and spaces, that contribute positively to the special architectural and historic character of the conservation area.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
John McIntosh PP0580	Site Assessment – Garioch – Kinmuck GR118	The SEA has incorrectly identified potential negative effects on water and cultural heritage post-mitigation. Through careful design the impacts on cultural heritage can be mitigated and appropriate water treatment can be adopted.	Disagree. For the Water SEA topic, unless the site connects to public WWTW as it is in a SEPA hot spot where private works are not supported, the proposal will have a significant negative effect. No change to the	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			Cultural Heritage SEA Topic is proposed as it quite rightly identifies the impact is unknown, or if poorly designed, could be significantly negative. No change required.	
Historic Environment Scotland (PP1299)	Site Assessment – Garioch – Kintore OP1	HES stated that this site is located in the immediate vicinity of the scheduled monuments known as Aberdeenshire Canal, remains of, NW of Brae of Kintore (SM 7674) and Aberdeenshire Canal, remains of, S of Dalwearie (SM 7675). HES noted that while the allocation appears to exclude the monuments, it will be important that any development avoids any direct (i.e. physical) impacts on their legally protected scheduled areas of the monuments. They add, while the monuments (canal) are industrial in nature, they are in a largely rural and open landscape and still retain a sense of place. Therefore, consideration should be given to mitigating the impact through sensitive housing design and potentially also landscaping, such as leaving undeveloped land as a buffer and/or using trees to screen the development from view, in line with HES Setting guidance.	Updated assessment of site OP1 in Kintore to state it is located in the vicinity of the scheduled monuments known as Aberdeenshire Canal, which comprise the remains of only a handful of surviving sections of the Aberdeen-Inverurie Canal. Although site OP1 appears to exclude the monuments, development must avoid any direct (i.e. physical) impacts, and while the monuments are industrial in nature, they are located in a largely rural and open landscape and still retain a sense of place. As such consider mitigating the impact through sensitive housing design and landscaping, e.g. leaving undeveloped land as a buffer and/or using trees to screen the development from view, in line with HES Setting guidance.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Garioch – Midmar OP1	It is noted that that site OP1 is located 305m and 210m respectively SW of the scheduled monuments known as Craiglea, cairn 265m W of (SM 12122) and Craiglea, ring-marked boulder 440m WNW of	Updated assessment of site OP1 in Midmar to state that it is located to the west of several scheduled monuments known as Craiglea cairn and a ring-	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		(SM12174), but HES is content that any impact on their setting is not significant for HES's interests.	marked boulder. Both are situated on elevated land within an open and rural landscape, but given the location of this small allocation, which is adjacent to other small-scale housing developments, any impact on their setting will not be significant.	
Alan Newell PP0332	Site Assessment – Garioch – Old Rayne OP1	Query regarding the positive/ neutral scores for biodiversity, population and landscape, as the proposal is to knock down the historic older buildings to make way for new development.	No change required. This site offers remediation of a brownfield site, and should continue the style of the “model” homes adjoining the site. The development will not result in the loss of Category B Listed buildings at Pitmachie Farm, adjacent to the site.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Barratt North Scotland and Dunecht Estates PP1275	Site Assessment – Garioch – Westhill – Bids GR039, GR040 and GR041	Questioned the accuracy of the SEA as there is inconsistency in the scoring for the sites in relation to human health, and yet the supporting commentary is identical. The SEA has ignored environmental, landscape and transport analysis that has been undertaken to inform the proposed developments. Noted the development of 100 homes can be made without significant impacts. Has disputed the significant impacts in relation to water, landscape, biodiversity and cultural heritage for site GR041, but accepted that landscape character would be altered by the scale of development, although the concept masterplan has addressed this. The land is not subject to any special ecological, historic or landscape designations, is free from flood risk and contamination, and the development can be designed around the oil and gas pipelines. Areas of	Disagree. The three bid sites differ in scale and as such, will score differently, regardless of the (positive) commentary. The post mitigation score for site GR041 has mixed scores for most SEA Topics (e.g. --/0), as its impact could be significantly negative or neutral, depending on its layout, siting and mitigation measures. No change is required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment

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		Ancient Woodland and surrounding historic interests could be successfully integrated into the overall development without any negative impacts.		
Stewart Milne Homes PP1184	Site Assessment – Garioch – Westhill – Bid GR066	It is argued that the SEA has misrepresented the true position in assessing negative and significantly negative effects for some topic areas, with landscape standing out as a clear anomaly with no detailed landscape analysis to back up the 'significantly negative' effect conclusion. It is argued that landscape and visual effects would be limited to a localised area. Regarding SEA Topics, 'Air', 'Water' and 'Climatic Factors', they are listed as significantly negative effects and remain negative post mitigation, whilst other major Westhill site bids, with exactly the same comments under these headings, are listed as negative, improving to neutral post mitigation. No issues with SEA Topics soil, biodiversity, population and human health.	Disagree. On landscape matters, the site extends south for almost 700 meters beyond the unallocated bid site GR106, and is a significant southern extension of Westhill. Only one part of the site is adjacent to Westhill, and the remaining two parts of this site is divorced from the settlement. Regarding air, water and climatic factors, this site cannot be compared with other Westhill sites, given this site proposes a significant amount of housing (900 homes) as well as 10 ha employment land, and is to the south of the settlement. No change required.	Appendix 8.7, Table 8.7.4 and Garioch Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Kincardine and Mearns – Blairs OP1	HES noted that the site boundary for OP1 at Blairs College Estate now excludes the listed Blairs College complex, and that the Council remains committed to managing new development in line with the planning permissions for the enabling schemes aimed at securing the restoration and re-use of the listed buildings, and safeguarding their setting. Noted that this includes planning permission APP/2019/1656, which has extended the timeframe for implementing the development and progressing a scheme for restoration/re-use of the listed buildings. Given the extended timeframe for the enabling development and continued lack of a detailed restoration scheme for the listed Blairs College buildings, most of which	Agreed. Updated the assessment to seek additional measures to keep the buildings wind and watertight and stem further decay, while the feasibility of restoration and reuse is further explored. Liaise with HES's Building's casework team to discussions on this, in liaison with the Council's conservation officers.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		have been on the national Buildings at Risk register since 1990, HES urges the Council to seek additional measures to keep the buildings wind and watertight and stem further decay, while the feasibility of restoration and reuse is further explored. Adds, HES's Building's casework team would be happy to contribute to discussions on this, in liaison with the Council's conservation officers.		
Kim Lees PP0088	Site Assessment – Kincardine and Mearns – Drumlithie KN001	Amend SEA Topics Biodiversity and Landscape to reflect that no trees would be lost because of the development.	Partially agree. Amended assessment for Biodiversity to state that “The development could result in the loss of existing trees. There is no room for compensatory planting if removed.” Amend post mitigation score to from negative to -/0. No change to the landscape score is supported as trees with no Tree Preservation Order could still be removed if in private gardens. Also, the development as a whole will have a negative impact in this area.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Kim Lees PP0088	Site Assessment – Kincardine and Mearns – Drumlithie KN001	Amend SEA Topic Climatic factors to reflect that that site KN001 is not at risk from flooding, including surface water.	SEPA's flooding data shows the centre of the site is at risk from surface water flooding. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Kim Lees PP0088	Site Assessment – Kincardine and Mearns – Drumlithie KN001	Correct various SEA Topics to reflect that there is capacity in the local WWTP and the WTW; a 'buffer strip' can be provided along the Drumlithie Burn; a Flood Risk Assessment could be undertaken to determine the scale and location of the new houses;	Disagree. The SEA already states there is capacity in the WWTW and a Flood Risk Assessment and buffer strip would be required. The SEA	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		the proposed development would result in potential remediation of contaminated soil; the development of the site may enhance biodiversity through the redevelopment of a brownfield site; there would be no pressure on the local infrastructure; limited impact on the population; and the proposal is unlikely to have any effects on the historic environment.	already notes the remediation of contaminated land, biodiversity enhancement and impacts on material assets and historic environment. No change required.	the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and Mearns – Durris R1	Has requested that an additional mitigation measure is added to the 'Comments and mitigation measures' column of Table 8.7.5 to require a Peat Survey, as the site is underlain by peat.	Added an additional mitigation measure to the 'Comments and mitigation measures' column of Table 8.7.5 for site OP5 that requires developers to provide a Peat Survey.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	SEA impact assessment has not fully considered a number of issues. Impact on air quality will be affected by powering ski lifts and high number of car users. Should reassess Air as either negative or "?"	Disagree. Number of vehicles are likely to fluctuate depending on weather conditions and events. Ski lifts likely to be powered by mains electric. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	Water impact needs to account for large scale WWTW and water borne pollution. Should reassess Water as negative or "?".	Disagree. Post mitigation score is 0/? as the WWTW will have to be resolved, and any adverse impacts on water quality would be mitigated. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	Climatic impact will be significant due to loss of trees, increased emissions from travel and engineering works on site. Should reassess Climatic as negative.	Disagree. It is not known what they layout will be, but as buffers next to trees are a mitigation requirement, loss of trees for this type of use would be minimal. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	Biodiversity impact needs to account for effect on protected species and there being no biodiversity survey in place to confirm the impact. Should reassess Biodiversity as negative.	Disagree. While there would be a negative impact with no mitigation, measures would be required to reduce impacts to	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			habitats and species (e.g. buffer strips), otherwise planning permission is unlikely to be supported.	the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	Material assets impact should consider economic risk and negative impact on other sites in the region. Should reassess Material Assets as "0".	Disagree. Without evidence to support this claim, and given the nature and location of the proposal, its impact on other uses may not be significant.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
David O'Donnell PP0457	Site Assessment – Kincardine and Mearns – Durris R1	In relation to population, there will be detrimental impact on the wider community, and no impact on human health due to likely limited use of the site. Should reassess Human Health as "0".	Disagree. The proposal is for a mix of year-round uses. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and Mearns – Fordoun BUS2	As this site was a former military airfield, it requires specialist assessments to inform appropriate mitigation. Therefore it is requested that in Table 8.7.1 the score for Soil is amended to 0/?.	Agreed. Amended post mitigation effects score for soil to 0/?.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and Mearns – Fordoun BUS2	As this site was a former military airfield, it requires specialist assessments to inform appropriate mitigation. Therefore, it is requested that in Table 8.7.1 add the following to the Comments and mitigation measures, "Mitigations include specialist investigation for contamination due to former airfield use."	Agreed. Amended the "Comments and mitigation measures" to "Mitigations include specialist investigation for contamination due to former airfield use."	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and Mearns – Marywell BUS2	Has requested that an additional mitigation measure is added to the 'Comments and mitigation measures' column of Table 8.7.5 to require a Peat Survey, as the site is underlain by peat.	Added an additional mitigation measure to the 'Comments and mitigation measures' column of Table 8.7.5 for site OP5 that requires developers to provide a Peat Survey.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment

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Polimuir Properties (Newtonhill) Limited PP1276	Site Assessment – Kincardine and Mearns – Newtonhill bid KN101	The SEA Landscape score should have the same positive score as site OP1 in terms of impact on landscape, breaking the skyline and contribution to the green belt. Argued a southern landscape buffer remains that, as delivered with the OP1 designation, and such an approach would be entirely consistent with the approach taken throughout the Plan at the edge of settlements locations and would effectively form a new southern settlement edge. As such, there would not be any “urban creep” towards Muchalls. Adds, the review of the green belt would lessen the score on landscape impact if it was removed from KN101. Disagrees that this site should be retained as green belt as the site does not protect the landscape setting of Aberdeen, it is not required to maintain the identity of Newtonhill as there has already been land developed further south (Michael Tunstall Way), and it can provide land for recreation. Adds, this site is not designated as Special Landscape Area, which mostly lies to the east of the railway line and seeks to preserve the coastal setting.	Disagree. The green belt provides a visual buffer between these settlements to protect and enhances the setting of Aberdeen. A proposal on this site would result in urban creep as the site is visually prominent and is located on the highest part of this area. The coastal zone stops at the railway line, but the Special Landscape Area stretches from the coast to the A92(T) and includes KN101. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Polimuir Properties (Newtonhill) Limited PP1276	Site Assessment – Kincardine and Mearns – Newtonhill bid KN101	The post mitigation effect of Material Assets for bid KN101 should have the same positive score as site OP1 regarding education provision. Argued the same conclusion should apply for both sites, as there is sufficient education capacity at both Newtonhill Primary and Portlethen Academy, and that the Chapelton development is largely responsible for the temporarily increased roll at Newtonhill Primary and Portlethen Academy. The Chapelton development must reserve land for 3 primary schools and 1 secondary school.	Disagree. Until a new school is provided in Chapelton, the primary school situation at Newtonhill will remain at overcapacity (even before site OP1 is built). Given the uncertainty of when a new school will be provided, the score should remain as ? (uncertain). No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and	Has requested that an additional mitigation measure is added to the 'Comments and mitigation	Added an additional mitigation measure to the 'Comments and	Appendix 8.7, Table 8.7.5

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	Mearns – Portlethen OP4	measures' column of Table 8.7.5 to require a Peat Survey, as the site is underlain by peat.	mitigation measures' column of Table 8.7.5 for site OP4 that requires developers to provide a Peat Survey.	
SEPA (PP1299 and PP1344)	Site Assessment – Kincardine and Mearns – Portlethen OP4	Has requested, due to possibly 50% of the site underlain by peat that the Soil score for Portlethen OP4 is changed to -/?	Agreed. Amended the Soil score for Portlethen OP4 to -/?	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Polly Van Alstyne PP0321	Site Assessment – Kincardine and Mearns – St Cyrus OP1	There has been insufficient assessment of flood risk, and impact on existing home owner's private waste water drainage from phase 2 of the development, with no firm assurances from SEPA.	Noted, but as this site is now under construction for the housing element, and a flood risk assessment was required for site OP1. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Kincardine and Mearns – Stonehaven OP3	HES noted that site OP3 in Stonehaven is located just north of the scheduled monument known as Cowie Line, pill box & anti-tank blocks 450m west of Ury House (SM 6438), a Type-22 pill box and other wartime defensive structures forming part of the WWII 'stop-lines' of the anti-invasion defences, and that the monument is presently set within trees which is likely to screen any development from view, although these views could open up in future if these trees are felled. Adds, although the allocation appears to exclude it, it will be important that any development avoids any direct (i.e. physical) impacts on the legally protected scheduled area of the monument. It's function as a strategic military site and location at this strategic crossing point of the Cowie Burn should inform any assessment of the potential impact on its setting. Sensitive housing design and potentially also landscaping - such as	Updated assessment of site OP3 in Stonehaven to state that it is located just north and west of the scheduled monument known as Cowie Line, pill box and anti-tank blocks forming part of the WWII defences. The monument is presently set within trees, which is likely to screen any development from view. Development must avoid any direct (i.e. physical) impacts on the legally protected scheduled area of the monument, which is at this strategic crossing point of the Cowie Burn. This should inform any assessment of the potential impact on its setting, and sensitive housing design	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		leaving undeveloped land, could also be considered, in line with HES Setting guidance.	and landscaping - such as leaving undeveloped land, should considered, in line with HES Setting guidance.	
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Review the negative score given to SEA Topic Air for bid KN050. Disagreed that bid KN050 will have a negative impact on air quality, as this site is in a more sustainable location than the allocated sites. Acknowledged there will be an increase in traffic movements but the proposed food retail and land for a new primary school creates a mixed-use, sustainable site that is more accessible to both existing and future residents.	Disagree. The scale and location of the site on top of a cliff makes direct access to the town centre less convenient. No new primary school is supported on this site at present.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Agreed that bid KN050 will have a neutral effect on the water capacity and surrounding water courses.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Amend the post mitigation score on SEA Topic Climatic Factors from negative/neutral to neutral. Disagreed that bid KN050 will have a negative/neutral post mitigation score on SEA Topic Climatic Factors, as the site is located within close proximity to public transport routes and the town centre and is significantly more sustainable and accessible than other development opportunities in Stonehaven. As such, the post mitigation effect should be neutral.	Disagree. The scale and location of the site on top of a cliff makes direct access to the town centre less convenient. As such the site could have a negative or neutral score. It could also increase traffic and pollutants in Stonehaven. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Review the significant negative score given to SEA Topic Soil. Disagreed that bid KN050 will have a significant negative impact on soil, as while it has prime agricultural land, due to the size and shape of the site, it does not lend itself to modern farming practices. Therefore, this issue should not be	Disagree. Prime agricultural land is regarded as an important resource in the LDP, and it should only be developed upon in exceptional circumstances (e.g. in this case to meet the	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		significant enough to be a constraint to development. Noted that this has not been raised as a constraint to development in the Site Assessment for the 2016 MIR (Site KM043), through the LDP 2017 Report of Examination or within the Reporters consideration of the previous appeal on the Site (PPA-110-2317).	spatial strategy / /housing need). Also disagree that this land cannot be farmed, as fields along this coastline continue to be cultivated. No change required.	
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Agreed that bid KN050 will have a positive effect on SEA Topic Biodiversity as there an opportunity to expand the green network through the proposed development.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Questioned the reasoning behind bid KN050 scoring a negative/neutral effect in the SEA Topic Landscape, as the Council Officers have previously dismissed the site through the MIR due to the impact on the South East Coast Special Landscape Area (SLA). Suggests this appears to be less of a constraint on development. Adds, the proposed development has been considered in distinct landscape character zones in order to demonstrate the successful delivery of built form within a strong green infrastructure setting of Stonehaven and the wider countryside. Suggests a full landscape assessment of the southern SGA should be undertaken in the context of the newly opened AWPR, given the considerable impact that this has had, on the landscape character in this location.	Disagree. This is a visually sensitive site in a prominent coastal landscape, which merits its designation as an SLA. As such, regardless of the design of the proposal, it will still have some negative impacts on the landscape due to its headland location. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Requested reviewing the score for SEA Topic Material Assets regarding provision of new primary school and clarification is sought from the Council's Education Service on the replacement of Dunnottar Primary School, and if they were consulted on the PLDP. Questioned why bid KN050 does not score more	The current preferred location of the replacement primary school is on land at Mackie Academy, and not on this site. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		positively for SEA Topic Material Assets given that the SEA states Dunnottar Primary School is nearing capacity and the Settlement Statement identifies a new primary school as an aspiration. Highlighted that the Council have previously made approaches regarding the site for a replacement Dunnottar Primary.		
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Agreed bid KN050 will have a positive effect on the SEA Topic Population by the delivery of a range of housing for all sectors of society. Noted this is particularly pertinent in the context of the Settlement Strategy which states that: 'a mix of house types is important to be maintained through future development and the inclusion of affordable housing is particularly important'.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Agreed bid KN050 will have a positive effect on SEA Topic Human Health as a result of development on this mixed-use site being located near the A90/92, town centre and within walking distance of local facilities.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1315	Site Assessment – Kincardine and Mearns – Stonehaven KN050	Amend the score on SEA Topic Cultural Heritage from negative to neutral. The two Category C (s) Listed Buildings on the site will be retained and protected and the setting to Cowie House (Category B) and associated boundary walls will be preserved. Added, the proposal seeks to respect the visibility of the site and through careful consideration of the scale, massing and orientation of the development it is considered that there would be no adverse effects on the Scheduled Monuments in close proximity to the site.	Disagree. While the SEA acknowledges that existing screening and location of these historic assets, the design and mass of houses could affect the listed farmhouse. As such, the impact should remain as -/0. A detailed planning application will confirm the likely impact. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns –	Review the negative score given to SEA Topic Air for bid KN051, as this site is in a more sustainable location than the allocated sites. Acknowledged	Disagree. The scale and location of the site on top of a cliff makes direct access to the	Appendix 8.7, Table 8.7.5 and Kincardine and

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
	Stonehaven KN051	there will be an increase in traffic movements but the land for a new primary school creates a sustainable site that is more accessible to both existing and future residents.	town centre less convenient. No new primary school is supported on this site at present.	Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Agreed that bid KN051 will have a neutral effect on the water capacity and surrounding water courses.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Amend the post mitigation score on SEA Topic Climatic Factors from negative/neutral to neutral, as the site is located within close proximity to public transport routes and the town centre, and is significantly more sustainable and accessible than other development opportunities in Stonehaven. As such, the post mitigation effect should be neutral.	Disagree. The scale and location of the site on top of a cliff makes direct access to the town centre less convenient. As such the site could have a negative or neutral score. It could also increase traffic and pollutants in Stonehaven. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Review the significant negative score given to SEA Topic Soil. Disagreed that bid KN051 will have a significant negative impact, as while it has prime agricultural land two allocated sites are on land identified as Grade 3.1 and it should be noted that due to the size and shape of the site, it does not lend itself to modern farming practices. Therefore, this issue should not be significant enough to be a constraint to development. Noted that this has not been raised as a constraint to development in the Site Assessment for the 2016 MIR (Site KM043), through the LDP 2017 Report of Examination or within the Reporters consideration of the previous appeal on the Site (PPA-110-2317).	Disagree. Prime agricultural land is regarded as an important resource in the LDP, and it should only be developed upon in exceptional circumstances (e.g. in this case to meet the spatial strategy / housing need). Also disagree that this land cannot be farmed, as fields along this coastline continue to be cultivated or grazed. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes	Site Assessment – Kincardine and	Agreed that bid KN051 will have a positive effect on SEA Topic Biodiversity as there an opportunity to	Noted. No action required.	Appendix 8.7, Table 8.7.5 and

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
PP1316	Mearns – Stonehaven KN051	expand the green network through the proposed development.		Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Questioned the reasoning behind bid KN051 scoring a negative/neutral effect in the SEA Topic Landscape, as the Council Officers have previously dismissed the site through the MIR due to the impact on the South East Coast Special Landscape Area (SLA). Suggested this appears to be less of a constraint on development. Added, the proposed development has been considered in distinct landscape character zones in order to demonstrate the successful delivery of built form within a strong green infrastructure setting of Stonehaven and the wider countryside. Suggested a full landscape assessment of the southern SGA should be undertaken in the context of the newly opened AWPR, given the considerable impact that this has had, on the landscape character in this location.	Disagree. This is a visually sensitive site in a prominent coastal landscape, which merits its designation as an SLA. As such, regardless of the design of the proposal, it will still have some negative impacts on the landscape due to its headland location. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Review score for SEA Topic Material Assets regarding provision of new primary school. Questioned why bid KN051 does not score more positively for SEA Topic Material Assets given that the SEA states Dunnottar Primary School is nearing capacity and the Settlement Statement identifies a new primary school as an aspiration. Has also sought clarification of the Council's Education Service on the on the replacement of Dunnottar Primary School and if they were consulted on the PLDP.	The current preferred location of the replacement primary school is on land at Mackie Academy, and not on this site. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Agreed bid KN051 will have a positive effect on the SEA Topic Population by the delivery of a range of housing for all sectors of society. Noted this is particularly pertinent in the context of the Settlement Strategy which states that: 'a mix of house types is	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		important to be maintained through future development and the inclusion of affordable housing is particularly important'.		the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Agreed bid KN051 will have a positive effect on SEA Topic Human Health as a result of development on this mixed-use site being located near the A90/92, town centre and within walking distance of local facilities.	Noted. No action required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Stewart Milne Homes PP1316	Site Assessment – Kincardine and Mearns – Stonehaven KN051	Amend the score on SEA Topic Cultural Heritage from negative to neutral, as the two Category C (s) Listed Buildings on the site will be retained and protected, and the setting to Cowie House (Category B) and associated boundary walls will be preserved. Added, the proposal seeks to respect the visibility of the site and through careful consideration of the scale, massing and orientation of the development it is considered that there would be no adverse effects on the Scheduled Monuments in close proximity to the site.	Disagree. While the SEA acknowledges that existing screening and location of these historic assets, the design and mass of houses could affect the listed farmhouse. As such, the impact should remain as -/0. A detailed planning application will confirm the likely impact. No change required.	Appendix 8.7, Table 8.7.5 and Kincardine and Mearns Annex of the full assessment
Historic Environment Scotland (PP1299 and PP1343)	Site Assessment – Marr – Alford OP4	HES noted that site OP4 in Alford is located within the Battle of Alford Inventory historic battlefield boundary (BTL 1) of 1645 and is located in the SE section of the Inventory boundary which is not presently considered to have been a key area of battlefield activity/lines of action, and therefore the potential impact on any archaeological remains dating to the battle is likely to be low. Nevertheless, this potential impact on the special qualities of the battlefield should still be assessed further, and although the allocation is located adjacent to existing housing development, given its size and change from what is currently an agricultural field, there is likely to be some impact on the understanding and appreciation of the battlefield	Updated assessment of site OP4 in Alford to state that it is located within the Battle of Alford Inventory historic battlefield boundary, of 1645, in the southeast section. This area is not presently considered to have been a key area of battlefield activity/lines of action, but the potential impact on the special qualities of the battlefield should still be assessed. Although the allocation is located adjacent to existing housing development,	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
		<p>landscape. Therefore, any potential impacts on key landscape characteristics and the cumulative impacts should be assessed, with mitigation and enhancement considered in line with HES Battlefield guidance.</p>	<p>given its size, there is likely to be some impact on the understanding and appreciation of the battlefield landscape. Therefore, any potential impacts on key landscape characteristics and the cumulative impacts should be assessed, with mitigation and enhancement considered in line with HES Battlefield guidance.</p>	
<p>Historic Environment Scotland (PP1299)</p>	<p>Site Assessment – Marr – Alford OP6</p>	<p>HES noted that site OP6 in Alford is located within the Battle of Alford Inventory historic battlefield boundary (BTL 1) of 1645 and is located in the central section of the Inventory boundary and some of the key areas of battlefield activity/lines of action are located to the NW and NE of it. Adds, although some development has already taken place within the allocation, there is the potential for archaeological remains dating to the battle to be uncovered and therefore this should be assessed further. Notes the allocation is fairly small in scale and located adjacent to small-scale development and a large area of forestry, but any potential impacts on key landscape characteristics and the cumulative impacts should be assessed and mitigation and enhancement considered in line with HES Battlefield guidance.</p>	<p>Updated assessment of site OP6 in Alford to state that this site is located within the centre of the Battle of Alford Inventory historic battlefield boundary of 1645 and includes a number of areas within it where fighting is said to have taken place. Some of the key areas of battlefield activity/lines of action are located to the NW and NE. Although some development has already taken place within the allocation, there is the potential for archaeological remains dating to the battle to be uncovered and therefore this should be assessed further. While the allocation is fairly small in scale and located adjacent to small-scale development and a large area of forestry, any potential impacts on key landscape characteristics and the cumulative impacts should</p>	<p>Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment</p>

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			be assessed and mitigation and enhancement considered in line with HES Battlefield guidance.	
SEPA (PP1299 and PP1344)	Site Assessment – Marr – Banchory R2	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the score for Water in Table 8.7.6 to -/?	Agreed. Change the Water score for site R2 to -/?	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Marr – Banchory R2	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the Comments and mitigation measures to, "Due to close proximity and likely hydraulic connectivity of the cemetery site to the River Dee, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	Agreed. Amend the "Comments and mitigation measures" to "Due to close proximity and likely hydraulic connectivity of the cemetery site to the River Dee, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment
Frances Getliff PP0609	Site Assessment – Marr – Banchory OP2	The post mitigation score should be double (significantly) negative in terms of biodiversity. This area has a very high wildlife, landscape and recreational value, and is made up of a mosaic of semi - natural broadleaved woodland, mature Scots Pine and extensive small scale agricultural fields.	Site OP2 already scores significantly negative for biodiversity. The respondent appears to be referring to the environmental assessment of bid site MR039, which is adjacent to site OP2. This bid site is not allocated, and the SEA proposes development avoids woodland if it were allocated. No change is required.	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment
Deeside Climate Action Network PP0804	Site Assessment – Marr – Banchory OP2	Has requested changing the post mitigation score for biodiversity from neutral to double negative, indicating a very poor outcome for the biodiversity of this block of land.	Site OP2 already scores significantly negative for biodiversity. The respondent appears to be referring to the environmental assessment of bid site MR039, which is adjacent to site OP2. This bid site is not allocated, and the SEA proposes	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment

Organisation	Issue	Summary of Comments	Our Response	Section of the Environmental Report
			development avoids woodland if it were allocated. No change is required.	
SEPA (PP1299 and PP1344)	Site Assessment – Marr – Torphins R2	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the score in Table 8.7.6 Water column to - /?	Agreed. Changed the Water score for site R2 to -/?	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment
SEPA (PP1299 and PP1344)	Site Assessment – Marr – Torphins R2	If this site is included before any groundwater assessment is undertaken, SEPA has requested amending the Comments and mitigation measures to, "Due to close proximity and likely hydraulic connectivity of the cemetery site to the Beltie, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	Agreed. Amended the "Comments and mitigation measures" to "Due to close proximity and likely hydraulic connectivity of the cemetery site to the Beltie, without a detailed groundwater assessment, the environmental impact on water factors are unknown."	Appendix 8.7, Table 8.7.6 and Marr Annex of the full assessment

Appendix 8.3: Other Relevant Plans and Environmental Protection Objectives

We have explained the relevance of other relevant plans, programmes, strategies and environmental objectives in Table 8.3.1 below.

Table 8.3.1 Other Relevant Plans and Environmental Protection Objectives

Name of PPS/Environmental protection objective	Main PPS requirements	Relationship with PPS
INTERNATIONAL		
<p>Nature Conservation</p> <ul style="list-style-type: none"> • The Habitats Directive 92/43/EEC • The Birds Directive 2009/147/EC • Convention on Wetlands of International Importance 1971 (Ramsar) • Nature Conservation - the Ramsar Convention • EU Biodiversity Strategy 2020 	<p>Protection of habitats and species. Protection of wild birds and their habitats. Promotes the conservation and sustainable use of biological diversity. Protection of Wetland birds.</p>	<p>The LDP should protect identified habitats, species and wetland birds. The LDP should not hinder protection, management and control of species and should support the conservation and sustainable use of biological diversity.</p>
<p>Water</p> <ul style="list-style-type: none"> • Water Framework Directive 2000/60/EC • Nitrate Directive 91/43/EC 	<p>Protect and improve the water environment. Ensure that water quality and good ecological status of the Water Framework Directive are maintained. Safeguards the sustainable use of water systems; Supports the status of aquatic ecosystems and environments; Addresses groundwater pollution; flooding and droughts; river basin management planning.</p>	<p>The Strategy should consider sustainable use of water, support aims to maintain and achieve Good Ecological Status, mitigate the effects of floods and droughts and support river basin management planning.</p>
<p>Waste</p> <ul style="list-style-type: none"> • The landfill Directive 99/31/EC • The Waste Framework Directive 2008/98/EC • Taking sustainable use of resources forward : A thematic Strategy on 	<p>The Plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland. Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable</p>	<p>The Strategy should see waste as a resource for economic development and follow the path of zero waste strategy.</p>

the prevention and Recycling of Waste (2005)	resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.	
Landscape <ul style="list-style-type: none"> The European Landscape Convention 2000 	Promotes the protection, management and planning of all landscapes, including natural, managed, urban and peri-urban areas, and special, every day and also degraded landscapes.	LDP should consider all landscapes.
Climate Change <ul style="list-style-type: none"> The UN Convention on Climate Change The Second European Climate Change Programme 	Promotes reductions in greenhouse gas emissions and mitigation & adaption to climate change.	The Strategy should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. In particular, encourage sustainable development and land use.
NATIONAL		
Overarching Planning Policy <ul style="list-style-type: none"> The Planning (Scotland) Act 2006. Town and Country Planning (Scotland) Act 1997, as amended National Planning Framework for Scotland 3 (NPF3) The Scottish Planning Policy 2014 	<p>Promotes an inclusive and efficient planning system to improve community involvement, support the economy, and help it to grow in a sustainable way.</p> <p>Aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth.</p>	<p>The Strategy should encourage the development of sustainable communities and be developed in a much more inclusive and efficient way, which includes greater community involvement and supports the economy.</p> <p>The Strategy should promote the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & ensure land required to meet the city region's needs is delivered.</p>
Air & Climate Change <ul style="list-style-type: none"> Scottish Climate Change Delivery Plan (2009) Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) 2020 Routemap for Renewable Energy in Scotland SEPA's National air quality report (2008) Towards a Low Carbon Economy for Scotland: Discussion Paper (2010) 	<p>Sets out high level measures required to meet Scotland's statutory climate change targets, to 2020 and in the long term.</p> <p>Provides a clear, long-term vision for improving air quality in the UK in line with the Environment Act (1995) setting out associated air quality objectives and policy options.</p> <p>Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland.</p>	<p>The Strategy should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. In particular, encourage sustainable development and land use.</p> <p>Implementation of the strategy should not result in a deterioration of air quality.</p> <p>The Strategy must contribute to the promotion of development which helps to reduce Scotland's carbon</p>

<ul style="list-style-type: none"> • Changing Our Ways- Scotland's Climate Change Programme (2006) • Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006) • Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies. • Calculating Carbon Savings from Windfarms on Scotland's peat lands 	<p>Provides information on emission levels of key pollutants and ambient air quality monitoring data.</p> <p>Provides a national interpretation of broader climate change objectives.</p> <p>Provides the national strategy for the growth of the renewable energy generation in Scotland.</p> <p>Provides a methodology for the calculation of the carbon impacts of wind farm developments on peat land.</p>	<p>footprint and help meet carbon saving. The strategy should contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.</p>
<p>Heritage Design and Regeneration</p> <ul style="list-style-type: none"> • Our Place in Time: The Historic Environment Strategy for Scotland (2015) • Historic Environment Policy for Scotland (2019) • Designations Policy and Selections Guidance (2019) • Scheduled Monuments Consent Policy (2019) • Managing change in the historic environment - Demolition of Listed Buildings (2019) • Managing Change in the Historic Environment: Use and Adaptation of Listed Buildings (2019) • Managing Change in the Historic Environment: Gardens and Designed Landscapes (2020) • Managing Change in the Historic Environment: Historic Battlefields (2020) 	<p>Our Place in Time: The Historic Environment Strategy for Scotland sets out a 10-year vision for the historic environment.</p> <p>Strategy which sets out a framework for future work on the historic environment. Identifies priorities, issues and opportunities.</p> <p>Promotes integration and good design of green infrastructure.</p> <p>HEPS sets out a series of principles and six policies for the recognition, care and sustainable management of the historic environment. It can be used as material consideration in applications.</p> <p>Subsequent policies and best practice advice from Historic Environment Scotland (from 2019) stand alongside the HEPS, and they aim to deliver the vision and objectives of the Our Place in Time strategy, HESP policies, the National Outcomes, and national policies for planning and land use.</p>	<p>The Strategy should support the framework to conserve and restore the historic environment.</p> <p>The LDP should refer to the demolition of listed buildings.</p> <p>The Strategy should support the development of green infrastructure on the urban fringe.</p>

<ul style="list-style-type: none"> • Managing Change in the Historic Environment: Setting (2020) • Guidance on the Principles of Listed Building Consent • Guidance on Conservation Areas (2019) • Ancient Monuments and Archaeological Areas Act 1979 • Historic Environment (S) Act 2014 • The Planning (Listed Buildings and Conservation Areas) Act 1997 • The Scheduled Monuments and Listed Buildings (Miscellaneous Amendments) (Scotland) Regulations 2015 • PAN 2/2011 Planning and Archaeology • Creating Places: A policy statement on architecture and place for Scotland (2013) • Designing Streets: A Policy Statement for Scotland (2010) • People and Place: A Policy Statement for Scotland (2006) • Green Infrastructure: Design and Placemaking (2011) 		
<p>Soil and Landscape</p> <ul style="list-style-type: none"> • The Scottish Soil Framework (2009) • Scottish Landscape Forum: Scotland's Living Landscape (2007) • Scotland's Living Landscapes: Places for People (2007) • Guidance on Local Landscape Designations (SNH, Historic Scotland, 2006) • Fitting Landscapes (2014) 	<p>The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.</p> <p>A key aspect is the protection of soil as an asset – for the future of the Scottish economy, as well as a contribution to challenges set by climate change.</p> <p>Scottish Government's policy statement on design and management of transport corridors.</p>	<p>The Strategy should promote the sustainable management of soils.</p> <p>The LDP should ensure developments fit within their landscape (e.g. reflect and protect local characteristics and distinctiveness) and where they are within transport corridors, create high quality positive contrast.</p>

<p>Cross-Sectoral</p> <ul style="list-style-type: none"> • Natural Resource Productivity (2009) • Low Carbon Infrastructure Transition Programme 2014 • Making things to last: Circular Economy Strategy for Scotland 2016 • National Performance Framework 2016 • Low carbon economy strategy 2010 • Scotland's Agenda for Cities 2016 • Scottish Economic Strategy (2015) • Getting the best from our land: A land use strategy for Scotland 2016 • Scotland's National Transport Strategy (2006) • Strategic Transport Projects Review (2009) • Choosing our Future: Scotland's Sustainable development strategy (2005) • Building a better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005) • PAN 63: Waste Management Planning • PAN 65: Planning and Open Space • PAN 75: Transport and Planning • PAN 76: New Residential Streets • PAN 77: Designing Safer Places • PAN 78: Inclusive Design • SEPA One Planet Prosperity – Our regulatory strategy (2016) 	<p>Identifies the six strategic priorities which will accelerate recovery, drive sustainable economic growth and develop a more resilient and adaptable economy.</p> <p>Sets out to optimise the sustainable use of our natural resources to deliver the maximum economic and public benefit.</p> <p>Sets out a long term Vision towards 2050 with three clear Objectives relating to economic prosperity, environmental quality and communities.</p> <p>Sets out the Scottish Government's intentions to improve Scotland's infrastructure. The objectives for this Infrastructure Investment Plan are to improve the:</p> <ul style="list-style-type: none"> • efficiency of how services are being delivered; • standard of our infrastructure, such as our transport network and school building estate; • business environment, promoting research and development and enabling employment and training opportunities for Scotland's workforce; • co-ordination of our infrastructure investment by geographical area and between portfolios in order to secure extra value from our existing investment and infrastructure programmes; and • co-ordination with the private sector and secure a mixed economy and mixed tenure of investment. <p>Outlines SEPA's approach to delivering environmental protection and improvement.</p>	<p>The Strategy should aim to promote sustainable development for Scotland, optimising the public benefits delivered by the natural environment and protecting natural assets for future generations.</p> <p>The LDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region.</p>
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<p>Homes, Population and Health</p> <ul style="list-style-type: none"> • Homes Fit for the 21st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011) • All Our Futures: Planning for a Scotland with an Ageing Population (2007) • Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy) • Firm Foundation – The Future of Housing in Scotland: A Discussion Forum • Let's Make Scotland More Active: A Strategy for Physical Activity (2003) <ul style="list-style-type: none"> • Let's Get Scotland Walking – The National Walking Strategy (2014) • Cycling Action Plan for Scotland 2017-2020 • A Long-Term Vision for Active Travel in Scotland 2030. • Equality Act 2010 • Disability Discrimination Acts 1995 and 2005 • SEPA Report: Incineration of Waste and Reported Human Health Effects • Scottish Executive Reaching Higher – Building on the Success of Sport 21(2007) • 'Making the Links: greenspace for a more successful and sustainable Scotland' (2009) • Land Reform Acts 2003 • Scottish Outdoor Access Code 	<p>Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population. Sets out the Scottish Government's vision for the future of housing in Scotland:</p> <ul style="list-style-type: none"> • An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards; • More choice of housing that those on lower incomes can afford; • Housing developments that contribute to the creation of sustainable, mixed communities; and • Social housing that provides better value for public expenditure. <p>Sets out the long-term aims and objectives for sport and plans for its delivery and evaluation. Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.</p> <p>Outlines a vision of a Scotland where everyone benefits from walking, and includes recommendations to achieve this.</p> <p>Provides a new set of actions on how public bodies will respond to the needs of stakeholders and achieve our active travel commitments.</p> <p>Sets a framework which protects individuals from unfair treatment and promotes a fair and more equal society.</p>	<p>The LDP will set the housing requirement for the region over a 20 year period. The Spatial Strategy will provide a statement of proposals as to the development and use of land in the area considering housing numbers, types, tenure and promotion of sustainability.</p> <p>The LDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region.</p> <p>The LDP should consider the needs of an ageing population into its strategic actions.</p> <p>The LDP should increase opportunities for provision of physical activities infrastructure. The Plan will consider the needs of the society in the region.</p> <p>The LDP should take account of the actions required to deliver quality greenspace to shape better places and increase the quality of life for those working and living in the LDP area.</p>
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<ul style="list-style-type: none"> • Community Empowerment Scotland Act 2015 	<p>Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.</p> <p>Regulates land use and access.</p> <p>Make provision about national outcomes; to confer functions in relation to services provided by, public bodies; amends Parts 2 and 3 of the Land Reform (Scotland) Act 2003; to enable certain bodies to buy abandoned, neglected or detrimental land; amends the Forestry Act 1967 to make provision about supporters' involvement in and ownership of football clubs; makes provision for registers of common good property and about disposal and use of such property; address allotments; enables participation in decision-making by specified persons having public functions; to enable local authorities to reduce or remit non-domestic rates; and for connected purposes.</p>	
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> • Wildlife and Countryside Act 1981 (as amended) • The Nature Conservation (Scotland) Act 2004 • Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species) • Protection of Badgers Act 1992 as amended • 2020 Challenge for Scotland's Biodiversity (2013) (which long with 2004 document comprises the • Scotland's Biodiversity: It's in Your Hands. A strategy for the 	<p>Gives protection to wildlife and countryside from disturbance, injury intentional destruction or sale.</p> <p>Duties are placed on public bodies to further the conservation of biodiversity and sets out measures to protect and enhance the biological and geological natural heritage of Scotland.</p> <p>Protects individual sites and promotes conservation on a broader scale.</p> <p>Protect badgers.</p> <p>Aims to halt loss and reverse decline of species and habitats.</p>	<p>The LDP should avoid disturbance to wildlife and the countryside through the implementation of the plan.</p> <p>The LDP should restore, maintain, conserve, promote and protect biodiversity, habitats and species.</p> <p>The LDP should aim to assist with the target of increasing forest cover and prevention of removal of woodland.</p> <p>The LDP should complement the suite of forestry sector plans that together aim to increase woodland coverage and deliver a range of benefits through sustainable planting and land management.</p>

<p>conservation and enhancement of biodiversity in Scotland (2004)</p> <ul style="list-style-type: none"> • The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) • The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 • Scottish Landscape Forum' (2007) Scotland's living landscapes • State of Scotland's Green Space 2009 • UK Biodiversity Action Plan 1994 • Scottish Government's Policy on Control of Woodland Removal • Scottish Forestry Strategy 2006 • Making the Links: Greenspace for a more successful and sustainable Scotland (2009) 	<p>Specific measures set out how to Includes measures for designated sites, habitats and species.</p> <p>Promotes good management of landscapes. Provides policy direction for decisions on woodland removal in Scotland.</p> <p>Protect and expand Scotland's forests and woodlands and increase their value to society and the environment.</p>	
<p>Food and Agriculture</p> <ul style="list-style-type: none"> • Scotland's National Food and Drink Policy • Scottish Rural Development Programme • Whole Farm Review Scheme • Farming for a Better Climate 	<p>A programme of economic, environmental and social measures designed to develop rural Scotland.</p> <p>Aims to promote Scotland's sustainable economic growth by ensuring that the Scottish Government's focus in relation to food and drink addresses quality, health and wellbeing, and environmental sustainability, recognising the need for access and affordability at the same time.</p> <p>Designed to help farmers and crofters to develop environmentally and financially sustainable businesses.</p> <p>Offers practical advice to help farmers choose the most relevant measures to improve both farm</p>	<p>The Strategy should support and encourage sustainable food production and a resilient agricultural industry.</p> <p>The strategy should seek opportunities to integrate social, environmental and objectives with agricultural production, delivering multiple benefits.</p> <p>The Strategy should highlight potential future environmental and climatic issues for agricultural production to aid future planning.</p>

	performance and resilience to future climate change effects.	
<p>Water, Marine and Coastal</p> <ul style="list-style-type: none"> • Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) • Water Environment and Water Services (Scotland) Act (WEWS) 2003 • The Flood Risk Management (Scotland) Act 2009 • River Basin Management Plan for the Scotland River Basin District 2015-2017 • Scottish Water Strategic Asset & Capacity Development Plan (2009) • SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (2009) • SEPA Indicative Flood Map (2014) • Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 • Improving the Quality of the Scotland's water Environment • CIRIA SUDS Manual C735 (2007) 	<p>Protects the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment. Ensures that all human activity that can have a harmful impact on water is controlled.</p> <p>Creates a framework in which organisations involved in flood risk management can coordinate actions to delivery sustainable and modern approaches to flood risk management. Details the strategy for River Basin Management Planning in Scotland.</p> <p>Provides a description of Scottish Waters processes and systems for calculating capacity available, at the 1981 waste water treatment works (WWTW) and 294 water treatment works (WTW) serving Scotland.</p> <p>Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.</p> <p>Aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater.</p> <p>Establishes a revised action programmes for nitrate vulnerable zones which aim to reduce water pollution caused by nitrates from agricultural sources and prevent further pollution.</p>	<p>The Plan should not promote development that would have adverse impacts on the water environment or risk failure of water bodies not achieving at least good ecological status.</p> <p>The LDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management without conflicting with river basin management plans.</p>

<ul style="list-style-type: none"> • Our Seas – a shared resource. High Level Marine Objectives (2009) • Marine (Scotland) Act 2010 • Marine Strategy Regulations 2010 • UK Marine Policy Statement 2011 • Scottish Executive Marine and Coastal Strategy (2005) 	<p>Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS), and will guide development of national and regional marine plans.</p> <p>Provides a framework which will help balance competing demands on Scotland's seas and introduces duties for sustainable development, protection and enhancement of marine areas, mitigation of and adaptation to climate change, marine planning and conservation and measures to encourage economic investment.</p>	
<p>Waste</p> <ul style="list-style-type: none"> • Scotland's Zero Waste Plan (2010) • SEPA Guidelines for Thermal Treatment of Municipal Waste • SEPA: One Planet Prosperity – A waste to Resources Framework 	<p>The Plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland. The Plan proposes targets for Scotland's waste and delivering these targets will be supported by the land-use planning system.</p> <p>Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.</p> <p>Promotes the circular economy (keeping materials in use for as long as possible, minimising waste) and sets out SEPA's approach to waste and resources.</p>	<p>LDP should support measures to manage waste in the LDP area.</p>
REGIONAL		
<p>Cross-Sectoral</p> <ul style="list-style-type: none"> • North East Scotland Fish Processing Strategy Report 2015 	<p>Sets the strategic economic context for land use development. Sets out what needs to happen over the period to 2021 to provide a transport</p>	<p>The Strategy should support sustainable economic growth.</p>

<ul style="list-style-type: none"> • The Land Based Sector in NE Scotland 2016 • Regional Transport Strategy • Revised Regional Transport Strategy 2021 • Aberdeen City and Shire Strategic Development Plan (2020) • North East Regional Economic Strategy 2016 • Aberdeen and Aberdeenshire Tourism Strategy 2013 • North East Scotland Food and Drink Strategy 2015 • NE Sustainable Energy Action Plan (Aberdeen City, Shire, Moray and Angus) • Economic Growth Framework for North East Scotland • 'Building on Energy Delivering the Vision for 2025' The Economic Action Plan for Aberdeen City and Shire 2013-2018 	<p>system that ensures continued economic growth, improves accessibility and protects the environment and our quality of life in Aberdeen City and Shire.</p> <p>Sets out a 5-year life plan identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire with emphasis on sustainable economic growth.</p>	<p>The LDP should be consistent with the new Strategic Development Plan.</p> <p>LDP should seek to integrate with and complement the aims of the Regional Transport Strategy in relation to reducing congestion, improving human health, tackling climate change and provision of public transport to reduce dependency on cars.</p> <p>The LDP should support sustainable economic growth.</p> <p>The strategy should not result in conflict with economic and sustainability priorities</p>
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> • North East Scotland Local Biodiversity Action Plans (under review) 	<p>Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships; ensures that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.</p>	<p>The Strategy should aim to protect and enhance biodiversity.</p> <p>The LDP should promote and protect biodiversity.</p>
<p>Water</p> <ul style="list-style-type: none"> • River Dee Catchment Management Plan (2007) 	<p>An action plan for the management of the River Dee catchment. Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. Identifies key issues and puts forward potential solutions through a series of actions.</p>	<p>The strategy should aim to protect and enhance the River Dee catchment.</p> <p>The Plan should contribute to delivering the actions proposed in the Catchment Management Plan. The LDP should not adversely impact on the water environment covered by the area management plans.</p>

<ul style="list-style-type: none"> • NE Flood Risk Management Strategy 2015 • NE Local Flood Risk Management Plan 2016-2022 • Local Flood Risk Management Plans 2015 	<p>The Strategy seeks to reduce the devastating and costly impact of flooding.</p> <p>The Plans set out the actions that will contribute to managing the risk of flooding and recovering from any future flood events.</p>	<p>The LDP should take account of flood risk in allocating sites for development and set out the policy framework for proposals in areas at risk from flooding.</p>
LOCAL		
<p>Air and Climate</p> <ul style="list-style-type: none"> • Aberdeenshire Council Climate Change Action Plan 2011 – 2015 • Aberdeenshire Air Quality Progress Report 2017 	<p>Outlines projects to achieve carbon reduction targets.</p> <p>Ensure air quality is below EU and Scottish objectives.</p>	<p>The strategy should work towards the Councils' aim to reduce greenhouse gas emissions.</p> <p>The strategy should avoid air pollution.</p>
<p>Soil</p> <ul style="list-style-type: none"> • Aberdeenshire Council Contaminated Land Strategy 2011 	<p>The way in which potentially contaminated land is dealt with; how it is identified, inspected, risk assessed, and how/when remedial works are carried out.</p>	<p>The LDP should seek to redevelop contaminated sites and avoid increasing the number of potentially contaminated sites unnecessarily.</p>
<p>Access, Landscape, Population & Human Health</p> <ul style="list-style-type: none"> • Aberdeenshire Core Paths Plan 2013 • Outdoor Access Strategy (2019) • Aberdeenshire Council Parks and Public Open Spaces Strategy 2010 • Aberdeenshire Open Space Audit Banff and Buchan Landscape Character Assessment Report (1997) • South and Central Aberdeenshire LCA (1998) • Aberdeen City Landscape Character Assessment Part 5 Landscape Sensitivity Analysis (2018) 	<p>Provides the basic framework of paths to meet communities' needs (welcoming, well signed, and well maintained) while minimising any potential conflict with land management.</p> <p>The Access Strategy aims to facilitate access to a network of well-maintained and welcoming paths and protect access rights to enable residents and visitors to enjoy the area's diverse countryside and settlements.</p> <p>The Open Spaces Strategy sets standards for open space, and hierarchies for open space. The document is based on an audit of existing open space</p> <p>Core Paths Plans look to promote themes of:</p>	<p>The LDP should support core paths, and ensure development does not adversely affect core paths.</p> <p>LDP should contribute towards improving the health and wellbeing of the area by promoting core paths and accessibility to the countryside and green places.</p> <p>The LDP should ensure key features and characteristics of landscapes are not adversely affected.</p>

	<ul style="list-style-type: none"> • Green spaces • Human health and well being • Accessibility • Inclusion • Biodiversity <p>The landscape strategies identify key qualifying interests in Aberdeenshire's landscapes.</p>	
<p>Waste</p> <ul style="list-style-type: none"> • Aberdeenshire Council Integrated Sustainable Waste Management Strategy 	<p>See above. The Zero Waste Plan revoked the Area Waste Plans.</p> <p>Sets out the Strategy for waste, promoting waste prevention and encouraging households and businesses to Reduce, Reuse and Recover.</p>	<p>The LDP should promote the aims of the waste hierarchy and may identify new and emerging regional waste facilities. It must ensure that those waste-management facilities can be delivered in a sustainable manner and effects on surrounding communities, the environment and transportation systems are minimised as much as practicable.</p>
<p>Community Planning</p> <ul style="list-style-type: none"> • Aberdeenshire Community Plans (by Area) • Aberdeenshire Community Local Outcomes Improvement Plans (LOIP) 	<p>Identifies actions and priorities for the local area, some of which are relevant for planning. In 2017, the CPP Board formally agreed the three LOIP for Aberdeenshire:</p> <ol style="list-style-type: none"> 1. Changing Aberdeenshire's Relationship with Alcohol 2. Reducing Child Poverty in Aberdeenshire 3. Connected and Cohesive Communities. 	<p>The Strategy should take account of community plans.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> • Aberdeenshire Council Built Heritage Strategy 2018-2021 	<p>Strategy that sets out a framework for future work on the historic environment to deliver national and local priorities. Will be supported by an annual action plan, which provides details on actions to deliver the Strategy and reflect new and emerging priorities.</p>	<p>The Strategy should take account of the framework to conserve and restore the historic environment.</p>
<p>Housing</p> <ul style="list-style-type: none"> • Aberdeenshire Local Housing Strategy 2018-2023 	<p>Provides the strategic direction to tackle housing need and demand and to inform the future</p>	<p>The Strategy should take account of housing demand in the region.</p>

	investment in housing and related services across the local authority area.	
Land Use <ul style="list-style-type: none"> • Aberdeenshire Local Development Plan 2017 • Regional Land Use Strategy Pilot – Aberdeenshire Council 2015 • Aberdeenshire Forest and Woodland Strategy 2016 	<p>Explored integrated rural land use in Aberdeenshire using an ecosystems approach.</p> <p>Provides a guide for forest and woodland creation and management across the area. Sets out four themes that identify issues and opportunities:</p> <ol style="list-style-type: none"> 1. Climate Change and Tree Health 2. Timber and Business Development 3. Communities, Development, Access and Health 4. Environment, Landscape and Historic Assets 	<p>The Strategy should promote integrated rural land use and protect and enhance the services the environment provides to society.</p> <p>The Spatial Strategy should not result in conflict with forest and woodland priorities.</p>
Economic Development <ul style="list-style-type: none"> • Aberdeenshire Regeneration Strategy 2016 • Aberdeenshire Economic Development Strategy 2013-2016 (and 2016 addendum) 	<p>Sets the context for development based on sound financial viability and prudence.</p>	<p>The Strategy should support sound financial principles.</p>

Appendix 8.4: Baseline

Appendix 8.4.1: SEA Topic - Air

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Annual Mean Concentration of No ₂	<p>Aberdeenshire 2013: 8.5 - 33.1 2014: 11.3 - 38.0 2015: 9.4 - 35.4 2016: 9.7 - 31.5 2017: 8.8 - 27.7 2018: 10.3 - 26.4</p> <p>Objective 40µg/m³</p>	<p>Aberdeen City 2013: 12.9 - 70.4 2014: 10.5 - 63.8 2015: 10.0 - 58.2 2016: 9.6 - 54.1 2017: 7.8 - 45.9 2018: 8 - 48</p>	<p>Overall concentration is decreasing. Out of measurements at 62 monitoring stations, the EU objective has been breached in 23 locations in 2013, 22 locations in 2014, 19 locations in 2015 and 18 locations in 2016. The locations with highest readings include Market Street in 2013, 2016 and 2017, Wellington Road AQMA again in 2017, Great Northern Road in 2014 and Union Street in 2015. In 2018 location with exceedances of annual mean NO₂ levels were the Anderson Drive/Haudagain Roundabout/Auchmill Road AQMA. Levels remain similar to 2017. The Objective is not breached in Aberdeenshire.</p>	<p>Source: Mostly Transport related emissions.</p>	<p>2019 Air Quality Annual Progress Report (APR) for Aberdeen City Council</p> <p>2019 Air Quality Annual Progress Report (APR) for Aberdeenshire Council</p> <p>http://www.scottishairquality.co.uk/news/reports?view=laqm</p>

Annual Mean Concentration of PM ₁₀	<p>Aberdeenshire None</p> <p>Objective 18µg/m³</p>	<p>Aberdeen City 2013:13 - 26 2014:15 - 26 2015:12 - 20 2016:12 - 16 2017: 11 - 13 2018: 14 - 17</p>	There were exceedances in 4 out of 6 stations in 2013; 3 out of 6 in 2014, 2 out of 6 in 2015 and none in 2016 to 2018.	Source: Transport related emissions, and construction.	<p>2019 Air Quality Annual Progress Reports (APR) for Aberdeen City Council and Aberdeenshire Councils</p> <p>http://www.scottishairquality.co.uk/news/reports?view=laqm</p>
Annual Mean Concentration of PM _{2.5}	<p>Aberdeenshire None</p> <p>Objective 10µg/m³</p>	<p>Aberdeen City 2013: 9 2014: 10 2015: 8 - 11 2016: 5 - 7 2017: 6 - 7 2018: 7 - 8</p>	Apart from 2015 when 2 stations experienced exceedances, there has not been any other exceedances.		<p>2018 Air Quality Annual Progress Report (APR) for Aberdeen City Council</p> <p>http://www.scottishairquality.co.uk/news/reports?view=laqm</p>

Appendix 8.4.2: SEA Topic - Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Overall status of River Dee SAC	The present condition of the qualifying interests dependent on water quality and quantity are: <ul style="list-style-type: none"> • Atlantic salmon – Favourable Maintained • Freshwater Pearl Mussel – Unfavourable No change to declining • Otter – Favourable Declining 	No data	Mixed results.	Freshwater Pearl Muscles is unfavourable. Otters are continuing to decline.	Comments from SNH on the 2013 SEA Scoping Report for the 2017 LDP.
Overall Status of surface water High	Aberdeenshire 2014 – 18 2016 - 14 2021 - 18 2027 - 18	Aberdeen 2014 – 3 2016 - 3 2021 – 3 2027 – 3	Almost at the same level by 2027.	Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Good	Aberdeenshire 2014 – 71 2016 - 84 2021 - 95 2027 - 171	Aberdeen 2014 – 2 2016 - 3 2021 – 6 2027 – 12	Increasing.	Same as above.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Overall Status of surface water Moderate	Aberdeenshire 2014 – 51 2016 - 45 2021 - 40 2027 - 19	Aberdeen 2014 – 5 2016 - 4 2021 – 4 2027 – 3	Increasing.	Same as above.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of surface water Poor	Aberdeenshire 2014 – 37 2016 - 34 2021 - 29 2027 – 2 The following water bodies in Aberdeenshire are poor. Burn of Brydock, Rosy Burn, Burn of King Edward River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit, Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn Ebrie Burn, Youlie Burn/Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick	Aberdeen 2014 – 4 2016 - 4 2021 – 4 2027 – 0 The following water bodies in Aberdeen City are poor. Den Burn, Elrick Burn - d/s, Newmachar WWTP, Black Burn and Leuchar Burn	Decreasing.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

	<p>Burn - u/s Newmachar WWTP Black Burn, Newmill Burn, Tuach Burn/Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg, Loch of Skene, and Loch Kinord</p>				
<p>Overall Status of surface water Bad</p>	<p>Aberdeenshire 2014 – 33 2016 - 33 2021 - 28 2027 – 0</p> <p>The following water bodies in Aberdeenshire are bad. Water of Philorth/Water of Tyrie, Burn of Savoch/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn/Forgue Burn, Shiel Burn Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn Forvie Burn, Tarty Burn, Foveran Burn, South Mundurno Burn, Faichfield Burn, Greenspeck Burn, Crichie Burn, Leeches Burn Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick,</p>	<p>Aberdeen 2014 – 4 2016 = 4 2021 – 2 2027 – 0</p> <p>The following water bodies in Aberdeen are bad South Mundurno Burn, River Dee - Peterculter to tidal limit, Gormack Burn and Brodiach Burn/Ord Burn</p>	<p>No immediate change.</p>		<p>https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/</p> <p>https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18</p>

	Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn/Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn/Lumphanan Burn, Tarland Burn and Cowie Burn				
Overall water chemistry - Pass	Aberdeenshire 2016 - 209	Aberdeen 2016 – 33	Increasing.	Same as above.	Same as above.
Overall water chemistry - fail	Aberdeenshire 2016 - 1	Aberdeen 2016 – 0	In Aberdeenshire only Potterton Burn has failed this test. In Aberdeen City no water body has failed this test.	Same as above.	Same as above.
Overall water ecology- High	Aberdeenshire 2016 - 14	Aberdeen 2016 – 3	Insufficient data available to determine the trend.	Same as above.	Same as above.
Overall water ecology - Good	Aberdeenshire 2016 - 83	Aberdeen 2016 – 1	Insufficient data available to determine the trend.	Same as above.	Same as above.
Overall water ecology - Moderate	Aberdeenshire 2016 - 46	Aberdeen 2016 – 4	Insufficient data available to determine the trend.	Same as above.	Same as above.

Overall water ecology - Bad	<p>Aberdeenshire 2016 – 33</p> <p>In Aberdeenshire the following water bodies are bad. Kessock Burn, Water of Philorth/Water of Tyrie, Burn of Savoch/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn/Forge Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn/Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn/Lumphanan Burn, Tarland Burn and Cowie Burn</p>	<p>Aberdeen 2016 – 4</p> <p>The following water bodies are bad in the City. South Mundurno Burn, River Dee , Peterculter to tidal limit, Gormack Burn and Brodiach Burn/Ord Burn</p>	Insufficient data available to determine the trend.		
Overall water ecology - Poor	<p>Aberdeenshire 2016 – 34</p>	<p>Aberdeen 2016 – 6</p>	Insufficient data available to		

	<p>In Aberdeenshire the following water bodies are poor.</p> <p>Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River Ugie - North/South confl to tidal limit</p> <p>Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn</p> <p>Qhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn/Bronie Burn, Findon Burn</p> <p>Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn/Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg. Loch of Skene and Loch Kinord</p>	<p>In the City the following water bodies are poor.</p> <p>Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn, Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>	<p>determine the trend.</p>		
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Overall water hydrology- High	Aberdeenshire 2016 - 161	Aberdeen 2016 – 10	Insufficient data available to determine the trend.	None.	Same as above.
Overall water hydrology - Good	Aberdeenshire 2016 - 23	Aberdeen 2016 – 2	Insufficient data available to determine the trend.	None.	Same as above.
Overall water hydrology - Moderate	Aberdeenshire 2016 - 8	Aberdeen 2016 – 1	Insufficient data available to determine the trend.	None.	Same as above.
Overall water hydrology - Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None.	Same as above.
Overall water hydrology - Poor	Aberdeenshire 2016 - 0	Aberdeen 2016 – 0	Insufficient data available to determine the trend.	None.	Same as above.
Overall Status of ground water High	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	Modifications to beds, banks and shores; rural diffuse pollution; man-made barriers to fish migration; waste water (sewerage) discharges; public water supply; and industrial use can activities; urban and rural land use.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Overall Status of ground water Good	Aberdeenshire 2016 - 37	Aberdeen 2016 - 8	Insufficient data available to determine the trend.	As above.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Moderate	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	As above.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Poor	Aberdeenshire 2016 - 9 In Aberdeenshire, the following water bodies are poor: Cullen, St Cyrus, Montrose, Stonehaven, Drumlithie, Laurencekirk, Ellon, North Esk Sand and Gravel, South Esk Valley and Montrose Coastal.	Aberdeen 2016 - 0	Insufficient data available to determine the trend.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	As above.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall water - ground water ecology - Bad	Aberdeenshire 2016 - 33 In Aberdeenshire the following water bodies are bad.	Aberdeen 2016 - 4 The following water bodies are bad in the City.	Insufficient data available to determine the trend.		Same as above.

	<p>Kessock Burn, Water of Philorth/Water of Tyrie, Burn of Savoch/ Logie Burn, Black Water - u/s St Fergus, Burn of Fortrie, Idoch Water, Burn of Turriff, Keithny Burn/Forge Burn, Shiel Burn, Slains Burn, Water of Cruden - u/s Hatton WWTP, Laeca Burn, Forvie Burn, Tarty Burn, Foveran Burn South Mundurno Burn, Faichfield Burn, Greenspeck Burn Crichie Burn, Leeches Burn, Water of Fedderate, South Ugie Water - New Deer to Stuartfield, Burn of Elsick, Forthie Water, Bervie Water - lower catchment, River Dee - Peterculter to tidal limit, Gormack Burn, Brodiach Burn/Ord Burn, Kinnernie Burn, Bo Burn, Dess Burn/Lumphanan Burn, Tarland Burn and Cowie Burn</p>	<p>South Mundurno Burn, River Dee , Peterculter to tidal limit, Gormack Burn and Brodiach Burn/Ord Burn</p>			
<p>Overall water - ground water ecology - Poor</p>	<p>Aberdeenshire 2016 - 34 In Aberdeenshire the following water bodies are poor. Burn of Brydock, Rosy Burn, Burn of King Edward, River Isla - source to Keith, River Bogie - Culdrain to Huntly, Burn of Auchmacoy, River</p>	<p>Aberdeen 2016 – 6 In the City the following water bodies are poor. Den Burn, Elrick Burn - d/s Newmachar WWTP, Black Burn,</p>	<p>Insufficient data available to determine the trend.</p>		<p>Same as above.</p>

	<p>Ugie - North/South confluence to tidal limit Crooko Burn, North Ugie Water - upper catchment, South Ugie Water - Stuartfield to Longside, Burn of Ludquharn Quhomery Burn, Burn of Keithfield/ Raxton Burn, Ebrie Burn, Youlie Burn/Bronie Burn, Findon Burn Burn of Muchalls, Carron Water, Bervie Water - upper catchment, Elrick Burn - d/s Newmachar WWTP, Elrick Burn - u/s Newmachar WWTP, Black Burn, Newmill Burn, Tuach Burn/Tillakae Burn, Shevock Burn, Esset Burn, Leuchar Burn, Water of Feugh - lower catchment, Beltie Burn, Dess Burn - upper stretch, River Muick - Allt an Dubh Loch, Loch of Strathbeg, Loch of Skene and Loch Kinord</p>	<p>Leuchar Burn, Dee (Aberdeen) Estuary and Don Estuary to Souter Head (Aberdeen)</p>			
Overall water - ground water hydrology- High	Aberdeenshire 2016 - 161	Aberdeen 2016 – 10	Insufficient data available to determine the trend.	None.	As above.
Overall water - ground water hydrology - Good	Aberdeenshire 2016 - 23	Aberdeen 2016 – 2	Insufficient data available to determine the trend.	None.	As above.

Overall water - ground water hydrology - Moderate	Aberdeenshire 2016 - 8	Aberdeen 2016 - 1	Insufficient data available to determine the trend.	None.	As above.
Overall water - ground water hydrology - Bad	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	None.	As above.
Overall water - ground water hydrology - Poor	Aberdeenshire 2016 - 0	Aberdeen 2016 - 0	Insufficient data available to determine the trend.	None.	As above.
Water quality of surface water Good	Aberdeenshire 2014 - 87 2021 - 111 2027 - 127	Aberdeen 2014 - 5 2021 - 8 2027 - 10	Forecast to increase.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Moderate	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Aberdeen 2014 - 7 2021 - 4 2027 - 3	Forecast to decrease.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of surface water Poor	Aberdeenshire 2014 - 9 2021 - 5 2027 - 2	Aberdeen 2014 - 1 2021 - 1 2027 - 0	Forecast to decrease.		https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Water quality of surface water Bad	Aberdeenshire 2014 - 0 2021 - 0 2027 - 0	Aberdeen 2014 - 0 2021 - 0 2027 - 0	None.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water High	Aberdeenshire 2014 - 44 2021 - 44 2027 - 44	Aberdeen 2014 - 3 2021 - 3 2027 - 3	None.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Good	Aberdeenshire 2014 - 94 2021 - 102 2027 - 166	Aberdeen 2014 - 4 2021 - 8 2027 - 15	Forecast to increase.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Moderate	Aberdeenshire 2014 - 52 2021 - 32 2027 - 19	Aberdeen 2014 - 7 2021 - 4 2027 - 3	Forecast to decrease.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of surface water Poor	Aberdeenshire 2014 - 27 2021 - 15 2027 - 0	Aberdeen 2014 - 2 2021 - 1 2027 - 0	Forecast to decrease.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18

Physical conditions of surface water Bad	Aberdeenshire 2014 - 33 2021 - 28 2027 - 0	Aberdeen 2014 – 4 2021 – 2 2027 – 0	Forecast to decrease.	None.	https://www.environment.gov.scot/our-environment/water/scotland-s-freshwater/ and https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Overall Status of ground water	No data	No data	None.	None.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Water quality of ground water	No data	No data	None.	None.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
Physical conditions of ground water	No data	No data	None.	None.	https://www.sepa.org.uk/data-visualisation/water-environment-hub/ Accessed 9/1/18
How safeguarding water bodies under Policy PR1 “Protecting important resources” is applied to Planning Applications	Applications considered with reference to this policy <ul style="list-style-type: none"> • April 2017- April 2018: 133 <ul style="list-style-type: none"> ○ No of Approvals: 116 ○ No of Refusals: 17 ○ No of Departures: 2 ○ No of Appeals: 2 	Aberdeen’s LDP policy: R2 Degraded and Contaminated Land - Applications considered from January 2017 to July 2018: <ul style="list-style-type: none"> ○ Received: 21 ○ Approvals: 17 ○ Refusals:4 ○ Allowed on Appeal:0 	Planning applications are largely being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf However, as Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely. Accessed Dec. 2019.

Appendix 8.4.3: SEA Topic - Climatic Factors

SEA Indicator	Quantified information	Comparators targets	and Trends	Issues/constraints	Data source(s)
Total CO ₂ emissions (kt)	Aberdeenshire 2012 - 2,095.6 2013 - 1,963.3 2014 - 1,800.1 2015 - 1,792.1 2016 - 1,241.9	Aberdeen City 2012 - 1,653.9 2013 - 1,569.7 2014 - 1,405.1 2015 - 1,335.2 2016 - 1364.6	Falling in both the City and the Shire.	It appears that issues are improving.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18 Also available from Aberdeenshire Council's Climate Change Report produced annually: https://sustainablecotlandnetwork.org/reports/aberdeenshire-council
Per Capita CO ₂ emissions (kt)	Aberdeenshire 2012 – 8.2 2013 - 7.6 2014 - 6.9 2015 - 6.8 2016 – 6.4	Aberdeen City 2012 - 7.4 2013 – 6.9 2014 – 6.1 2015 – 5.8 2016 - 5.6	Falling in both the City and the Shire.	It appears that issues are improving.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Industry and Commercial CO ₂ emissions (kt)	Aberdeenshire 2012 - 665.0 2013 - 653.7 2014 - 620.2 2015 - 615.3 2016 - 496	Aberdeen City 2012 - 798.0 2013 - 741.8 2014 - 656.6 2015 - 601.3 2016 - 581	Falling in both the City and the Shire.	It appears that issues are improving.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Domestic CO ₂ emissions (kt)	Aberdeenshire 2012 - 722.1 2013 - 693.1 2014 - 596.7 2015 - 562.1 2016 – 534	Aberdeen City 2012 - 528.0 2013 - 506.6 2014 - 423.6 2015 - 406.1 2016 - 382	Falling in both the City and the Shire.	It appears that issues are improving.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18

					carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Road Transport CO ₂ emissions (kt)	Aberdeenshire 2012 - 599.7 2013 - 602.1 2014 - 618.1 2015 - 628.9 2016 - 393	Aberdeen City 2012 - 319.8 2013 - 317.5 2014 - 322.6 2015 - 324.9 2016 - 138	There appears to be a slight improvement in Road Transport emissions. However, 2016 saw a dramatic drop. This could be attributed to the economic downturn in the oil and gas sector.	Increased travel accounts for this.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
LULUCF* CO ₂ emissions (kt)	Aberdeenshire 2012: -273 2013: -372 2014: -437 2015: -467 2016: - 473	Aberdeen City 2012: 0.2 2013: -4.5 2014: -6.3 2015: -7.5 2016: -8.7	The rate of fall in LULUCF CO ₂ emissions in variable for both the Shire and the City as is the case for all Scotland.	This depends on the way we use our land and forest resources.	Department for Business, Energy & Industrial Strategy data published on June 2018 (Online) Available at https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2016 Accessed 16/8/18
Potential Vulnerable Area (PVA) to flooding No of Area		23 PVAs in Aberdeen City and Aberdeenshire	Insufficient data available to determine the trend.	PVA areas and issues must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively

Estimated Weighted Annual Average damages within PVA	Aberdeenshire • 2011 - £17,080,000.00 • 2016 £8,714,230.00	Aberdeen City • 2011- £22,390,000.00 • 2016 £17,6000,000.00	Worsening.	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing conditions on development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Damage by Flood likelihood	Aberdeenshire (Aggregate of all areas) • 2016 £52.7m - £273.25m	Aberdeen City (Dee, Don, Denmore Catchments) • 2016 £64.5m-£537m	Worsening.	This range takes into account residential, non-residential, roads, vehicles and agriculture.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Total Area (Km ²) in PVA	Aberdeenshire • 2011- 529	Aberdeen City • 2011 – 344 • 2016 - 126	The value appears to be lower, but this reflects actual figures than an earlier estimate.	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html
Residential Properties in PVA	Aberdeenshire • 2011 - 1,820 • 2016 - 4,540	Aberdeen City • 2011- 1,943 • 2016 –10,440	Worsening.	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html

					A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Non-Residential Properties in PVA	Aberdeenshire <ul style="list-style-type: none"> • 2011- 272 • 2016 -1,380 	Aberdeen City <ul style="list-style-type: none"> • 2011- 375 • 2016- 2,510 	Worsening.	It has implications for land allocation and development.	SEPA (2016) Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – Flood Risk Management Strategy http://apps.sepa.org.uk/FRMStrategies/norh-east.html A second set of Flood Risk Management Strategies and Local Flood Risk Management Plans will be published in December 2021 and June 2022 respectively
Dynamic Coast	Coastal erosion vulnerability mapping.	Coastal erosion vulnerability mapping.		It has implications for land management	Scottish Government (2016) Dynamic Coast http://www.dynamiccoast.com/webmap.html Accessed December 2019.
How Policy C4 "Flooding" is applied to Planning Applications	Applications considered with reference to this policy <ul style="list-style-type: none"> • April 2017- April 2018: 126 <ul style="list-style-type: none"> ○ Approved: 98 ○ Refused: 28 ○ Departures: 0 ○ Appeals: 0 	No data	Planning applications are being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Accessed December 2019.

Appendix 8.4.4: SEA Topic - Soil

SEA Indicator	Quantified information	Comparators targets	and Trends	Issues/constraints	Data source(s)
SNH Geological Conservation Review Sites	Aberdeenshire: 2018: 31	Aberdeen City: 2018: 1	Insufficient data available to determine the trend.	Potential loss or erosion through permanent development.	SNH Dataset. Accessed 02/07/2018.
Land contamination	Aberdeenshire 4 statutorily identified contaminated sites no statutorily identified contaminated sites in Aberdeen 900 potentially contaminated sites	Aberdeen None	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	Contaminated land places financial and technological constraints on development.	Aberdeen City Council Contaminated Land Strategy August 2016 (Online) Available at https://www.aberdeencity.gov.uk/sites/aberdeencms/files/2017-12/Contaminated%20Land%20Inspection%20Strategy.pdf Accessed 9 January 2018 Aberdeenshire Council (2011) <i>Public Register of Contaminated Land (online)</i> Available at http://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf Accessed 9 January 2018 https://www.sepa.org.uk/regulations/land/contaminated-land/local-authority-contaminated-land-support/ Accessed 9 January 2018

Prime agricultural land (Grades 1 to 3.1)	Aberdeenshire's prime agricultural land is concentrated in central and southern Aberdeenshire. Grade 2 near Laurencekirk (approx. 950ha)	Aberdeen contains very little prime agricultural land (300ha).	Climate change could increase the level of prime agricultural land in Scotland; however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	Potential impacts of climate may constrain prime agricultural land available in the future. Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises.	Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture http://www.scotland.gov.uk/Publications/2005/06/2290402/05121 Scottish Government (2009): The Scottish Soil Framework http://www.scotland.gov.uk/Publications/2009/05/20145602/6
Municipal Waste generated (tonnes)	Aberdeenshire 2013 – 131,811 2014 – 131,390 2016 – 131,863	Aberdeen 2013 – 94,117 2014 – 96,130 2016 – 96,123	Falling and rising.	Human attitudes are very hard to change but education must increase.	http://www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate (kg/person)	Aberdeenshire 2013 - 527 2014 – 504 2016 - 503	Aberdeen 2013 - 414 2014 – 420 2016 – 418	Falling.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Municipal Waste recycled (tonnes)	Aberdeenshire 2013 – 47,220 2014 – 52,479 2016 – 57,305	Aberdeen 2013 – 34,956 2014 – 36,742 2016 – 37,498	Rising.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate %	Aberdeenshire 2013 – 35.55	Aberdeen 2013 – 37.27	Slowly rising.	Human attitudes are very hard to	www.environment.scotland.gov.uk/get-interactive/data/household-waste/

	2014 - 35.82 2016 - 43.46	2014 - 37.14 2016 - 39.01		change but education must increase.	https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Household waste landfilled (tonnes)	Aberdeenshire 2013 - 84421 2014 - 78734 2016 - 72995	Aberdeen 2013 - 59051 2014 - 59034 2016 - 58021	Falling.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate %	Aberdeenshire 2013 - 64.45 2014 - 64.05 2016 - 55.36	Aberdeen 2013 - 62.72 2014 - 62.74 2016 - 60.36	Falling and rising.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Household waste other diversion (tonnes)	Aberdeenshire 2013 - 170 2014 - 177 2016 - 1564	Aberdeen 2013 - 109 2014 - 354 2016 - 604	Rising.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Rate %	Aberdeenshire 2013 - 0 2014 - 0.13	Aberdeen 2013 - 0.12 2014 - 0.12 2016 - 0.63 2016 - 1.19	Slowly rising.	Human attitudes are very hard to change but education must increase.	www.environment.scotland.gov.uk/get-interactive/data/household-waste/ https://www.environment.gov.scot/data-analysis-applications/household-waste/ (Online) Accessed 9 January 2018
Peat soils	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils	4 types of peaty soils <ul style="list-style-type: none"> • Blanket peat • Peaty podsols • Peaty gleys Organic soils rich in peat	Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region.	Because of the relationship between peat and climate change development must be directed away from peat soils.	https://www.nature.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers/planning-and-development-soils/carbon-and-peatland-2016 http://gateway.snh.gov.uk/natural-spaces/dataset.jsp?dsid=PEAT

			<p>Peaty podzol is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region.</p> <p>Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region.</p> <p>Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region.</p>		
How prime agricultural land under Policy PR1 "Protecting important resources" is applied to	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 133 <ul style="list-style-type: none"> ○ Approved: 116 ○ Refused: 27 	<p>Aberdeen's LDP policy: R2 Degraded and Contaminated Land - Applications considered from January 2017 to July 2018:</p> <ul style="list-style-type: none"> ○ Received: 21 	Planning applications are largely being determined in accordance with the policy. Departures and appeals in	None at present.	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementseptember2018v7.pdf</p> <p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default</p>

<p>Planning Applications</p>	<ul style="list-style-type: none"> ○ Departures: 2 ○ Appeals: 2 allowed 	<ul style="list-style-type: none"> ○ Approvals: 17 ○ Refusals: 4 ○ Allowed on Appeal: 0 	<p>Aberdeenshire were on prime agricultural land (PAL) and one on protected land. In these cases, the quality of the PAL was questioned.</p>		<p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>However, as Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.</p> <p>Accessed Dec. 2019.</p>
<p>How peaty soils under Policy C3 "Carbon sinks and stores" are applied to Planning Applications</p>	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> ● April 2017- April 2018: 0 ○ Approved: 0 ○ Refused: 0 ○ Departures: 0 ○ Appeals: 0 	<p>Aberdeen's LDP policy: R2 Degraded and Contaminated Land - Applications considered from January 2017 to July 2018:</p> <ul style="list-style-type: none"> ○ Received: 21 ○ Approvals: 17 ○ Refusals: 4 ○ Allowed on Appeal: 0 	<p>Planning applications are largely being determined in accordance with the policy.</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf</p> <p>However, as Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.</p> <p>Accessed Dec. 2019.</p>

Appendix 8.4.5: SEA Topic - Biodiversity, Flora and Fauna

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Land Over	<u>Aberdeenshire</u>				Land Use Change Issues and Opportunities for Aberdeenshire (January 2015) (online) Available at https://www.aberdeenshire.gov.uk/media/20170/aberdeenshire-land-use-strategy-pilot-overview-report-full.pdf Accessed on 10 January 2018 Countryside Survey's Land Cover Map 2007 (LCM2007) (online) Available at https://www.ceh.ac.uk/sites/default/files/LCM2007%20dataset%20documentation.pdf Accessed on 10 January 2018
Broad leaf woodland (%)	2015 – 4 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Coniferous woodland (%)	2015 – 11 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Arable (%)	2015 – 26 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Improved grassland (%)	2015 – 23 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.

Rough and semi-natural grassland (%)	2015 – 8 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Water and wetland (%)	2015 – 3 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Heather moorland (%)	2015 – 14 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Montane and bare land (%)	2015 – 9 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
Urban and sub-urban (%)	2015 – 2 2018 - No information available	No comparators	Insufficient data available to determine the trend.	None.	Same as above.
International natural heritage designations (Ramsar)	<u>Aberdeenshire</u> – 2018: 4 sites namely: Loch of Skene, Loch of Strathbeg, Ythan Estuary and Meikle Loch <ul style="list-style-type: none"> • 2009 – 1239 hectares • 2018 – 1208.61 ha 	<u>Aberdeen City</u> 2018: 0 sites hectare - 0	Loch of Skene and Loch of Strathbeg – graylag goose is unfavorable/ declining. Other birds are favourable.	New development has the potential to put pressure on site.	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
International natural heritage designations (Special Areas of Conservation (SAC))	<u>Aberdeenshire</u> – 2018: 9 sites (excludes Cairngorms National Park - CNP) Plus Moray Firth	<u>Aberdeen City</u> 2018: 1 site hectare - 155	Moray Firth, Reidside and Turclossie Mosses, Red Moss of Netherley and Hill of Towanreef are recovering;	New development has the potential to put pressure on site.	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp

			Buchan Ness to Collieston is favourable declining; River Dee is mixed (pearl mussels not recovering); Garron Point Mortlach Moss, and Sands of Forvie are favourable maintained.		
International natural heritage designations (Special Protection Areas (SPA))	<u>Aberdeenshire</u> – 2018: 9 sites Hectares – 2227	<u>Aberdeen City</u> 2018: 1 site hectare – 60.51 Ythan Estuary, Sands of Forvie and Meikle Loch (extension)	<ul style="list-style-type: none"> • Tips of Corsemaul and Tom Mor, Troup Head and Loch of Skene are unfavourable; • Loch of Strathbeg, Buchan Ness are mixed; • Fowlesheugh, and Ythan Estuary and Meikle Loch are mostly favourable; and • Cairngorms Massif is favourable. 	New development has the potential to put pressure on site.	SNHi accessed on 2/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
National natural heritage designations - Sites of Special	<u>Aberdeenshire</u> – <ul style="list-style-type: none"> • 2009: 82 sites (39,814 hectares) includes CNP • 2018: 85 sites (15,655 hectares) 	<u>Aberdeen City</u> 2018: 4 sites (47 hectares)	Majority are in a favourable condition. 2018 data excludes national park.	New development has the potential to put pressure on site.	SNHi accessed in 2/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp

Scientific Interest (SSSI)					
National natural heritage designations National Nature Reserve (NNR)	<u>Aberdeenshire</u> – 2009: 6 sites (13,768 ha) 2018: 2 sites (1081.4 ha)	<u>Aberdeen City</u> 2018: 0 sites hectare - 0	Sites reduced when CNP Authority began. No change overall.	New development has the potential to put pressure on site.	SNHi accessed on 02/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Conservation Sites (LNCS)	<u>Aberdeenshire</u> – 2018: 79 sites	<u>Aberdeen City</u> 2018: 16 sites	Insufficient data available to determine the trend.	New development has the potential to put pressure on site.	Aberdeenshire Council internal data
Local natural heritage designations - Scottish Wildlife Trust Reserves	<u>Aberdeenshire</u> – Gight Woods	<u>Aberdeen City</u> 2018: 0 sites hectare – N/A	Ash is declining, but oak is favourable maintained.	New development has the potential to put pressure on site.	Aberdeenshire Council internal data
Local natural heritage designations - RSPB Reserves	<u>Aberdeenshire</u> – 2018: 3 sites Hectares – N/A	<u>Aberdeen City</u> 2018: 0 sites hectare – N/A	Insufficient data available to determine the trend.	New development has the potential to put pressure on site.	Aberdeenshire Council internal data
Local natural heritage designations - Ancient Woodland	<u>Aberdeenshire</u> – 2018: – 2,584 sites (45,000 hectares)	<u>Aberdeen City</u> 2018: 140 sites hectare – N/A	Insufficient data available to determine the trend.	New development has the potential to put pressure on site.	SNH, SNHi http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: <u>SNH 2009</u>
Country Park	Aberdeenshire 2009: 4 sites (276 ha) 2018: 4 sites	Aberdeen City 2018: 0 sites	No change.	New development has the potential to put pressure on site.	SNHi accessed in July 2016 http://gateway.snh.gov.uk/sitelink/index.jsp

Area Covered by S.49 Agreement	Aberdeenshire 2018: 2 sites	Aberdeen City 2018: 0 sites	Dee Wetlands. Loch of Strathbeg Goose Management Scheme added in 2018.	New development has the potential to put pressure on site.	SNHi accessed on 02/07/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Local Nature Reserve	Aberdeenshire 2009: 2 sites (28 hectares) 2018: 2 sites	Aberdeen City 2018: 4 sites	No change.	New development has the potential to put pressure on site.	SNHi accessed on 2/7/2018 http://gateway.snh.gov.uk/sitelink/index.jsp
Quality and availability of public open space in urban and rural areas	Data for Aberdeenshire Councils Open Space Audit was not available.	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces Revised standards for open space could encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments. This detail is likely to be taken forward through the local development plan and supplementary guidance.	Aberdeen City Council (2010) Open Space Audit

<p>How Policy E1 "Natural heritage" is applied to Planning Applications</p>	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 304 <ul style="list-style-type: none"> ○ Approved: 280 ○ Refused: 24 ○ Departures: 1 ○ Appeals: 0 	<p>Aberdeen's LDP policy: NE1 Green Space Network - Applications considered from January 2017 to July 2018:</p> <ul style="list-style-type: none"> ○ Received: 41 ○ Approvals: 32 ○ Refusals: 8 ○ Allowed on Appeal: 1 	<p>Planning applications are largely being determined in accordance with the policy. A departure was allowed as compensatory planting would replace the loss of and extend the life of the ancient woodland.</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf</p> <p>Accessed December 2019.</p>
<p>How proposals within the green belt and coastal zone are applied to Planning Applications (policy R1 Special Rural Areas)</p>	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 196 <ul style="list-style-type: none"> ○ Approved: 180 ○ Refused: 16 ○ Departures: 6 ○ Appeals: 3 	<p>Aberdeen's LDP policy: NE2 Green Belt - Applications considered from January 2017 to July 2018:</p> <p>Received: 89</p> <ul style="list-style-type: none"> ○ Approvals: 81 ○ Refusals: 4 ○ Allowed on Appeal: 4 <p>NE7 Coastal Planning:</p> <ul style="list-style-type: none"> ○ Received: 6 ○ Approvals: 6 ○ Refusals: 0 ○ Allowed on Appeal: 0 	<p>Planning applications are largely being determined in accordance with the policy. Social and economic benefits were cited as the reasons in most cases for allowing houses in the countryside and that a livery business is an enterprise appropriate to the countryside.</p>	<p>None at present.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf</p> <p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf</p> <p>Accessed December 2019.</p>

<p>How the protection of trees under Policy PR1 "Protecting important resources" is applied to Planning Applications</p>	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 133 <ul style="list-style-type: none"> ○ Approved: 116 ○ Refused: 27 ○ Departures: 2 ○ Appeals: 2 allowed 	<p>Aberdeen's LDP policy: NE3 Urban Green Space - Applications considered from January 2017 to July 2018:</p> <ul style="list-style-type: none"> ○ Received: 32 ○ Approvals: 27 ○ Refusals: 5 ○ Allowed on Appeal: 2 	<p>None relating to trees. Policy E1 was applied to development affecting ancient woodland (see above).</p>	<p>As Policy PR1 applies to water quality, mineral loss, open space, trees and prime agricultural land, it may not be possible to extract data precisely.</p>	<p>Aberdeenshire Local Development Plan Monitoring Statement (September 2018)</p> <p>https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementseptember2018v7.pdf</p> <p>Aberdeen City Monitoring Statement (2019)</p> <p>https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf</p> <p>Accessed December 2019.</p>
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Appendix 8.4.6: SEA Topic - Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	<p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP</p> <p>The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes</p>	In Aberdeen there are 27 landscape character areas	Insufficient data available to determine the trend.	<p>The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours.)</p> <p>New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.</p>	<p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102</p>
Special Landscape Areas	Aberdeenshire: 2018: 10 sites	Aberdeen City None. It has the Green belt	Replaced the Valued Views and Areas of Landscape Significance designations.	New and cumulative development has the potential to put pressure on these sites.	Supplementary Guidance 9: Special Landscape Areas (2017) https://www.aberdeenshire.gov.uk/planning/plans-and-policies/aberdeenshire-local-development-plan-2017/
How “Landscape character” and Special Landscape Areas in	Applications considered with reference to this policy	Aberdeen’s LDP policy: D2 Landscape - Applications	Planning applications are largely being	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018)

Policy E2 are applied to planning applications	<ul style="list-style-type: none"> • April 2017- April 2018: 368 <ul style="list-style-type: none"> ○ Approved: 325 ○ Refused: 43 ○ Departures: 0 ○ Appeals: 1 allowed 	considered from January 2017 to July 2018: <ul style="list-style-type: none"> ○ Received: 75 ○ Approvals: 59 ○ Refusals: 16 ○ Allowed on Appeal: 2 	determined in accordance with the policy. Appeal in Aberdeenshire related to noise.		https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How "Public open space" under Policy P2 is applied to Planning Applications	<p>Applications considered with reference to this policy</p> <ul style="list-style-type: none"> • April 2017- April 2018: 57 <ul style="list-style-type: none"> ○ Approved: 49 ○ Refused: 8 ○ Departures: 0 ○ Appeals: 0 allowed 	<p>Aberdeen's LDP policy: NE4 Open Space Provision in New Development - Applications considered from January 2017 to July 2018:</p> <ul style="list-style-type: none"> ○ Received: 18 ○ Approvals: 16 ○ Refusals: 2 ○ Allowed on Appeal: 0 <p>NE3 Urban Green Space:</p> <ul style="list-style-type: none"> ○ Received: 32 ○ Approvals: 37 ○ Refusals: 5 ○ Allowed on Appeal: 2 	Planning applications are being determined in accordance with the policy.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.

Percentage Greenspace type (primary codes only)	Aberdeenshire: Total greenspace in urban area: 42%	Aberdeen: 54%	Average trend is 54% across urban Scotland.	Aberdeenshire is one of six Councils where greenspace cover is less than 50% of the urban land area. This includes private green space. Ongoing conflict between how maintenance and quality is open space is perceived – Maintenance, grass cutting vs. allowing some open space to develop into semi-natural vegetation so as to enhance biodiversity.	Greenspace Scotland (February 2018) The Third State of Scotland's Greenspace Report (online) Available at http://www.greenspacescotland.org.uk/Data/Sites/1/media/docs/sosgreport/3rdstateofscotlandsgreenspace_report_010218.pdf (Accessed 7 March 2018)
• Public Park and Garden	2018 – 1%	2018- 8%	Insufficient data available to determine the trend.	None.	Same as above.
• Private Garden	2018 – 28%	2018 – 27%	Insufficient data available to determine the trend.	None.	Same as above.
• School Grounds	2018 – 2%	2018 – 2%	Insufficient data available to determine the trend.	None.	Same as above.
• Institutional Grounds	2018 – 1%	2018 – 2%	Insufficient data available to determine the trend.	None.	Same as above.

• Amenity Residential or business	2018 – 23%	2018 – 31%	Insufficient data available to determine the trend.	None.	Same as above.
• Play space	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Playing Fields	2018 – 2%	2018 – 2%	Insufficient data available to determine the trend.	None.	Same as above.
• Golf Course	2018 – 7%	2018 – 6%	Insufficient data available to determine the trend.	None.	Same as above.
• Tennis Course	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Bowling Green	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Other Sports facility	2018 – 1%	2018 – 2%	Insufficient data available to determine the trend.	None.	Same as above.
• Natural total	2018 – 31%	2018 – 14%	Insufficient data available to determine the trend.	None.	Same as above.
• Allotments or community growing space	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.

• Religious grounds	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Cemetery	2018 – 1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Camping or caravan park	2018 - <1%	2018 - <1%	Insufficient data available to determine the trend.	None.	Same as above.
• Land use changing	2018 – 3%	2018 – 5%	Insufficient data available to determine the trend.	None.	Same as above.

Appendix 8.4.7: SEA Topic - Material Assets

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Council tax Band D	Aberdeenshire 2011/12 - £1,141 2016/17 - £1,141 2017/18 -£1,170 2018/19 - £1,205	Aberdeen 2011/12 - £1,230. 2016.17 - £1,230. 2017/18 - £1,230 2018/19 - £1,267	After several years of no change, charges are now increasing annually.	Government policy on keeping household costs down affects how much Councils can charge.	Aberdeenshire Council https://www.aberdeenshire.gov.uk/council-tax/charges/ Aberdeen City Council https://www.aberdeencity.gov.uk/services/council-tax/view-council-tax-bands
Household tenure – owner occupied	Aberdeenshire 2012/13 – 73% 2016 – 77%	Aberdeen 2012/13 – 55% 2016 – 58%	Increasing proportion of owner-occupied housing in City and Shire although it is higher in the Shire.	House prices for first time buyers may be a constraint as is the general economic climate.	Source: Scottish Survey Core Questions (SSCQ) 2016 http://www.gov.scot/Topics/Statistics/About/Surveys/SSCQ/
Household tenure – social rent	Aberdeenshire 2012/13 – 16% 2016 – 12%	Aberdeen 2012/13 – 26% 2016 – 22%	Low compared with those living in their own homes and decreasing over time.	Availability of funding for building affordable housing.	Same as above
Household tenure – private rent	Aberdeenshire 2012/13 – 10% 2016 – 10%	Aberdeen 2012/13 – 19 % 2016 – 20%	Proportion steady in Aberdeenshire but increasing in City.	Probably open market rental values will constrain choice in this sector.	Same as above
Public-sector housing stock	Aberdeenshire March 2012 - 12,877 March 2015 - 12,856 2017 – 12,869	Aberdeen March 2012 - 22,740 March 2915 - 22,328 2017 – 22,041	The Stock is falling.	Issue is energy efficiency in this sector.	Housing Statistics for Scotland - Public sector housing stock http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfs/StockPublicSector
Economic Activity Rates,	Aberdeenshire 2012 - 82.6% 2014-2016- 84.0% 2016 – 82.6% 2017 – 82.3%	Aberdeen 2012 - 83.0% 2014 – 2015 – 80.5% 2016 – 75.2% 2017 – 79.0%	Rising in the Shire but falling in the City Rising in both the City and Shire.	Falling oil prices Jan 2016 lowest price per barrel (since 2008) at \$29. Prices have since stabilised with overall steady	Same as above Source: Nomis: annual population survey

				growth experienced since mid-2017.	
Employment land under-construction	Aberdeenshire 2012 – 12ha 2013 – 13ha 2014 – 11ha 2015 – 7ha 2016 – 13ha 2017 – 8ha 2018 – 3ha	Aberdeen 2012 – 10ha 2013 – 25.4ha 2014 – 34ha 2015 – 45ha 2016 – 27ha 2017 – 12ha 2018 – 12ha	There has been a steady uptake of employment land in the Shire, but it has been very high in the City compared with the Shire. However, both areas have seen a sharp fall in construction since 2016 – in the City this is due to completions of several large sites.	The influence of the oil industry has affected build rates for offices in both the City and Shire, and several large sites in the city have now been completed (The Capitol, Silver Fin, Marischal Square). There is now an oversupply of office space, which will also affect build rates.	Employment Land Audits up to 2018
Average Gross Weekly earnings (resident based)	Aberdeenshire 2011/12 -£456.7 2014/14 - £482.5 2016 – £570.20 2017 - £566.10	Aberdeen 2011/12 - £574.9 2014/14 - £617.0 2016 - £557.40 2017 - £545.60	Quite high for the City and the Shire compared with national average. The Shire remains above the national average in 2017, although by a smaller margin than 2016. The City is now just less (£2.10 per week).	The influence of the oil industry continues to keep wages in the North East higher than average. Confidence has grown in the industry again with most stats indicating a positive recovery.	Same as above Source: Nomis: annual survey of hours and earnings - resident analysis
Established Housing Land Supply (EHLS) (including small sites)	Aberdeenshire 2016 – 25, 634 2017 - 25, 486 2018 – 25,582 2019 – 25,319	Aberdeen 2016 – 21,271 2017 - 20,651 2018 – 21.052 2019 – 20,091	Established supply has generally decreased as sites that were allocated in the 2017 LDP are built out.	Part of the overall land supply is classed as constrained.	Aberdeen City and Aberdeenshire Housing Land Audit 2016, 2017, 2018, 2019 https://www.aberdeencity.gov.uk/services/housing/housing-land-audit

EHLS on Greenfield (Aberdeen Housing Market Area)	Aberdeenshire 2016 – 94% 2017 - 94% 2018 – 92% 2019 – 92%	Aberdeen 2016 – 86% 2017 - 86% 2018 – 82% 2019 – 83%	No change in the Shire. Slight increase in the city.	See below.	Same as above.
EHLS on Brownfield (Aberdeen Housing Market Area)	Aberdeenshire 2016 – 6% 2017 - 6% 2018 – 8% 2019 – 8%	Aberdeen 2016 – 14% 2017 - 14% 2018 – 18% 2019 – 17%	No change in the Shire. Slight decrease in the city.	Most brownfield sites only enter the land supply once they have consent so the true proportion likely to be higher than this	Same as above.
Constrained Housing Land Supply	Aberdeenshire 2016 – 6,808 2017 - 7,083 2018 – 7,228 2019 – 6,911	Aberdeen 2016 – 3,020 2017 - 2,915 2018 – 1,955 2019 – 3,593	Falling in the Shire, but a dramatic rise in the City.	Aberdeenshire sites affected by recent economic downturn, but there is a continued progress on large sites. Aberdeen City's figure relates to a small number of large sites; mainly due to ownership, landuse and marketability.	Same as above.
5 – year effective housing land supply (including small sites)	Aberdeenshire 2016 – 8,112 2017 - 7,727 2018 – 8,288 2019 – 7,901	Aberdeen 2016 – 6,648 2017 - 6,631 2018 – 7,451 2019 – 6,422	Decreasing in both City and Shire due to progress on sites that were allocated in the 2017 LDP.	Some uncertainty over future market demand.	Same as above.
Effective Units Programmed Beyond Year 5	Aberdeenshire 2016 – 10,714 2017 - 10,678 2018 – 10,066 2019 – 10,507	Aberdeen 2016 – 11,603 2017 - 11,105 2018 – 11,637 2019 – 10,076	Falling in the City but there has been a slight increase in the Shire.	In Aberdeenshire there has been a slowing down of build rates this year reflecting market demand. In the City	Same as above.

				some units have moved into the five-year supply and others to the constrained supply.	
Housing completions	Aberdeenshire 2015 – 1,304 2016 – 1,133 2017 – 885 2018 - 983	Aberdeen 2015 - 795 2016 – 833 2017 - 1,174 2018 – 1,211	Rising in both Aberdeenshire and the City.	The market conditions remain difficult however it is likely to pick up over the next few years.	Same as above.

Appendix 8.4.8: SEA Topic - Population

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Population Projection 2016-based	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 262,190 • 2017 – 264, 047 • 2018 – 266,078 • 2019 – 268,163 • 2021 - 272,019 • 2026 - 273,956 • 2031 - 287,442 	Aberdeen <ul style="list-style-type: none"> • 2016 - 229,840 • 2017 – 231,248 • 2018 – 232,557 • 2019 – 233,521 • 2021 - 234,884 • 2026 - 237,169 • 2031 - 239,548 	The projections show increasing population in the City and the Shire.	It has implication for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources.	National Records of Scotland (2018). Population Projections for Scottish Areas (2016-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2016-based Accessed on 2 July 2018
Household projections (based on 2014)	Aberdeenshire <ul style="list-style-type: none"> • 2014 – 108,381 • 2019 – 114,391 • 2024 – 120,276 • 2029 – 125,814 • 2034 – 130,761 	Aberdeen <ul style="list-style-type: none"> • 2014 – 105,287 • 2019 – 109,846 • 2024 – 114,880 • 2029 – 119,987 • 2034 – 130,370 	The projections show increasing households in the City and the Shire.	Same as above.	National Records of Scotland (2018). Household Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-projections Accessed on 2 July 2018
Average Household size (2017 data)	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 2.38 • 2014 – 2.38 • 2015 – 2.37 • 2016 - 2.35 • 2017 – 2.34 	Aberdeen <ul style="list-style-type: none"> • 2013 – 2.08 • 2014 – 2.09 • 2015 – 2.10 • 2016 – 2.07 • 2017 – 2.04 Scotland 2017 – 2.16	The projections show falling household size in the City and the Shire. However, Aberdeenshire is above the Scottish average.	Same as above.	National Records of Scotland (2018). Estimates of Households and Dwellings in Scotland, 2017 (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/households/household-estimates/2017 Accessed on 2 July 2018

Population Change	<p>Aberdeenshire 2014 – 260,530 2015 - 261, 960 2016 - 262,190</p> <p>Change % change (2014-15) 0.5% % change (2015-16) 0.09% % change projected for 2019 (4.1%)</p>	<p>Aberdeen 2014 – 228,920 2015 – 230, 350 2016 - 229,840</p> <p>Change % change (2014-15) 0.6% % change (2015-16) - 0.22% Change projected for 2019 (3.8%)</p>	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition.	Components of population change by administrative area.	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=71874&slD=3365</p> <p>https://www.nrscotland.gov.uk/files//statistics/population-estimates/mid-year-2016/16mype-cahb.pdf Accessed on 15 January 2018</p>
Population Structure	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • 00-15 -18.7% • 16-24 – 9.7% • 25-44 – 25.1% • 45-64 – 28.8% • 65+ - 17.8% 	<p>Aberdeen</p> <ul style="list-style-type: none"> • 00-15 -14.7% • 16-24 – 14.4% • 25-44 – 32.3% • 45-64 - 23.7% • 65+ - 14.9% 	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population.	<p>Aberdeen City (2016) Briefing Paper 2016/03: Population Report, Aberdeen City and Shire. Available at: http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=71874&slD=3365</p>
Population density	<p>Aberdeenshire</p> <ul style="list-style-type: none"> • Area – 6313km² • 2015 - 41 • 2016 – 41.9 • 2017 – 42.3 • 2018 – 42.6 	<p>Aberdeen</p> <ul style="list-style-type: none"> • Area – 186 Km² • 2012 – 1187 • 2015 – 1,242 • 2016 – 1,250 • 2017 – 1,259 • 2018 – 1,268 	The density is higher in the City than the Shire Both densities have risen over time.	There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City.	<p>Computed from</p> <p>National Records of Scotland (2018). Population Projections for Scottish Areas (2014-based) (Online) Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/population/population-projections/sub-national-population-projections/2014-based/detailed-tables Accessed on 10 January 2018</p>

Appendix 8.4.9: SEA Topic - Human Health

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Life expectancy at birth (years)	<p>Aberdeenshire:</p> <p>Male</p> <ul style="list-style-type: none"> • 2002-2004 -79.4 • 2012-2014 -76.3 • 2014-2016 – 79.2 • 2016-2018 – 79.2 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 -80.8 • 2012-2014 -82.3 • 2014-2016 -82.4 • 2016-2018 – 82.9 	<p>Aberdeen</p> <p>Male</p> <ul style="list-style-type: none"> • 2002-2004 – 74.4 • 2012-2014 – 76.8 • 2014-2016 - 76.4 • 2016-2018 – 76.9 <p>Female</p> <ul style="list-style-type: none"> • 2002-2004 – 79.9 • 2012-2014 – 80.1 • 2014-2016 – 80.8 • 2016-2018 – 81.1 	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. The Shire is faring much better than the City. In both the City and the Shire female life expectancy is much higher.	Increasing life expectancy has longer-term cost implications for local authorities for service provisions for ageing population.	<p>National Records of Scotland (2018). <i>Life Expectancy for areas in Scotland</i>, [Online] Available at https://www.nrscotland.gov.uk/statistics-and-data/statistics/statistics-by-theme/life-expectancy/life-expectancy-in-scottish-areas</p> <p>(Accessed 18 December 2018)</p>
Life expectancy at 65 years	<p>Aberdeenshire</p> <p>male</p> <ul style="list-style-type: none"> • 2012-2014 –17.1 • 2014-2016 - 18.3 • 2016-2018 – 18.2 <p>female</p> <ul style="list-style-type: none"> • 2012-2014 – 18.5 • 2014-2016 – 20.3 • 2016-2018 – 20.7 	<p>Aberdeen</p> <p>male</p> <ul style="list-style-type: none"> • 2012-2014 – 18.4 • 2014-2016 – 16.9 • 2016-2018 – 17.4 <p>female</p> <ul style="list-style-type: none"> • 2012-2014 – 20.2 • 2014-2016 – 19.7 • 2016-2018 – 19.9 	Insufficient data available to determine the trend.	Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.	Same as above
Care home place for Adults	<p>Aberdeenshire</p> <p>2012- 2,061</p> <p>2015 - 2,129</p>	<p>Aberdeen</p> <p>2012 -2,036</p> <p>2015 - 1,769</p>	No significant trend.	Ageing population and disability will put pressure on resources.	<p>Aberdeen City Council (2016) Behind the Granite: Aberdeen Key Facts 2016 Available http://www.aberdeencity.gov.uk/tourism_visitor_attractions/tourists_visitors/statistics/BTG_2016_Care_and_Protection.asp</p> <p>(Accessed 11 July 2016)</p>

Children looked after by LA	Aberdeenshire 2010 -496 2011- 498 2014 – 403	Aberdeen 2010 -690 2011- 642 2014 – 577	Things are improving in the City and the Shire.	Pressure on Government and LA resources.	Same as above
Children on child protection register	Aberdeenshire 2009 - 81 2010 -51 2011- 68 2014 – 68	Aberdeen 2009 - 180 2010 - 119 2011- 96 2014 - 73	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011.	Pressure on Government and LA resources.	Same as above
All crimes recorded by police	Aberdeenshire 2013/14 - 6,836 2014/15- 5,681	Aberdeen 2013/14 - 15,390 2014/15- 13,912	Things are improving.	Crime and fear of crime can affect people's quality of life.	Same as above
Fuel poor	Aberdeenshire 2009-11 -35% 2012-14 - 39%	Aberdeen 2009-11- 23% 2012-14 - 29%	Things are worsening.	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation.	Same as above
Income support	Aberdeenshire Feb 2012 -2980 Feb 2015- 1,310	Aberdeen Feb 2012 -4420 Feb 2015 - 1,770	No trend collected.	Pressure on Government and LA resources.	Same as above
Unemployment benefit claimants Figures (%)	Aberdeenshire 1/2015 - 1,080 (0.7) 1/2016 - 2,025 (1.2) 5/2016 – 2,470 (1.5) 11/2017 1, 965 (1.2)	Aberdeen 1/2015 - 1,635 (1.0) 1/2016 - 2,710 (1.7) 5/2016 – 3,405 (1.5) 11/2017 – 3,160 ((2.0)	Rising in Aberdeen City and the Shire but begins to fall by November 2017. The figures are lower than Scottish average.	The downturn in the oil market may be the cause of rising unemployment.	https://www.nomisweb.co.uk/reports/lmp/la/1946157405/report.aspx#tabempunemp https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempocc https://www.nomisweb.co.uk/reports/lmp/la/1946157406/printable.aspx Accessed 10 January 2018

Most deprived data zones – SIMD in most deprived 15%	Aberdeenshire 2009 - 5 2012 – 5 2016 - No data	Aberdeen 2009 - 28 2012 – 22 2016 - No data	Falling.	Pressure on Government and LA resources.	Aberdeen City Council (2016) Behind the Granite Aberdeen City Key Facts 2016
Incapacity benefit	Aberdeenshire 2012 – 3810 2015 – 230 2016 – 7,040	Aberdeen 2012– 4840 2015 – 230 2016 – 8,620	Not clear. 2016 is for ESA and incapacity benefits.	Pressure on Government and LA resources.	https://www.nomisweb.co.uk/reports/lmp/gor/2013265931/report.aspx#tabempocc Accessed 10 January 2018
Footpaths	Aberdeenshire Core paths improved/developed: <ul style="list-style-type: none"> • 2008-2009: 12200m (new 8000m) • 2009-2010: 17600m (new 5860m) • 2010-2011: 947m (new 8637m) • 2011-2012: 23295m (11495m) • 2012-2013: No data • 2013-2014: 5473m (new: 635m) • 2015-2015: 8845m (new 4565m) • 2015-2016: 7402m (new 900m) • 2016-2017: 4937 (new 0m) Total distances in 2018: <ul style="list-style-type: none"> • Rights of way: 666km • Core paths: 905km • Formartine and Buchan Way: 87km • Deeside Way: 66km • Gordon Way: 18.6km 	Aberdeen Total distances in 2018: <ul style="list-style-type: none"> • Rights of way: 88km • Core paths: 241km • Formartine and Buchan Way: 1.4km • Deeside Way: km 	No comparisons can be made however more core paths are continuously being improved although this figure lessens in the last 5 years, and the creation of new paths varies.	In Aberdeenshire, permanent loss of paths is mostly down to erosion than new development. In Aberdeenshire, communities are requesting paths to link between coastal communities, but possibilities are limited due to the erosion of cliffs and the suitability of running alongside the A90 trunk road.	Aberdeenshire Council – Environment Team Aberdeen City Council – Environment Policy Team

Green networks	Aberdeenshire (2018) <ul style="list-style-type: none"> • Banff and Buchan: 107,320sqm/10.7ha • Buchan: 1,405,584sqm/140.5 ha • Formartine: 1,635,857sqm/163.5 ha • Garioch: 4,585,519sqm 458.5ha • Kincardine and Mearns: 3,783,423sqm/ 378.3ha • Marr: 3,685,203sqm/ 368.5ha 	Aberdeen City (2017) Total amount of green space networks around the city: 17,178,733sq / 1,717.9ha	No comparisons can be made yet.	Risk of being lost to development, but there is also the opportunity to increase and enhance green networks through new developments.	Aberdeenshire Council GIS overlay Accessed 17/10/2018 Aberdeen City Council GIS overlay. Accessed 18/12/2019
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Appendix 8.4.10: SEA Topic - Cultural Heritage

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Listed buildings	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 3,715 • 2017 – 3,775 • 2018 – 3,776 	Aberdeen City Listed buildings <ul style="list-style-type: none"> • 2013– 1,212 • 2018 – 1,220 	Increasing.	New development also has potential to maintain or enhance cultural sites. Also, asset types other than listed buildings can be enhanced in the planning process. Historic assets can add significant value to placemaking.	Aberdeen City and Shire ALDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeenshire <ul style="list-style-type: none"> • 2013– 228 • 2017 – 268 (68 unlisted) 	Aberdeenshire Aberdeen City <ul style="list-style-type: none"> • 2013 – 26 • 2018 – 29 	Increasing.	New development also has potential to maintain or enhance cultural sites.	
Conservation Areas	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 42 • 2017 – 41 with another 14 proposed 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 11 • 2018 – 11 	Decrease but forecast increase in short-medium term.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	
Scheduled Monuments	Aberdeenshire <ul style="list-style-type: none"> • 2016 - 552 • 2017 – 552 • 2018 – 553 	Aberdeen City <ul style="list-style-type: none"> • 2016 – 45 • 2018 - 45 	No change.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Historic Environment Scotland
Archaeological Sites and	Aberdeenshire <ul style="list-style-type: none"> • 2016 – 20,413 	Aberdeen City <ul style="list-style-type: none"> • 2016 - 5,370 	Rising in the Shire, falling in the City.	New development has the potential to	Aberdeenshire Council Archaeology Service – Historic

Monuments Record	<ul style="list-style-type: none"> • 2017 – 20, 584 • 2018 – 21,237 (figure include maritime sites) 	<ul style="list-style-type: none"> • 2018 – 3,561 		put pressure on, or be constrained by, built and cultural sites.	Environment Records Database
Gardens and designed landscapes	Aberdeenshire <ul style="list-style-type: none"> • 2013- 27 • 2016 - 34 • 2017 – 34 • 2018 – 28 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 1 • 2016 - 1 • 2018 - 1 	Inchmarlo was de-designated in the LDP 2017.	New development has the potential to put pressure on, or be constrained by, built and cultural sites.	Historic Environment Scotland
Battlefields	Aberdeenshire Alford 1645 (year) Barra 1308 Fyvie 1644 Harlaw 1411	Aberdeen City None	No change.		http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0
Repair notices served	Aberdeenshire 1 on 18 December 2015	No data	These are rarely used by the Council.	None to report.	
Urgent repair works	Aberdeenshire 1 on 28 April 2016	No data	These are rarely used by the Council.	None to report.	
How Policy HE1 on listed buildings and archaeological site is applied to planning applications	Applications considered with reference to this policy <ul style="list-style-type: none"> • April 2017- April 2018: 245 <ul style="list-style-type: none"> o Approved: 235 o Refused: 10 o Departures: 5 o Appeals: 0 	Aberdeen's LDP policy: D4 Historic Environment - Applications considered from January 2017 to July 2018: Received: 548 Approvals: 500 Refusals: 48 Allowed on Appeal: 7	Planning applications are largely being determined in accordance with the policy. In Aberdeenshire, departures related to replacement windows and building of a car park.	None at present. Future reviews on the Shire's LDP will consider demolition of listed buildings.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/aldp2017monitoringstatementseptember2018v7.pdf Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-

					%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.
How Policy HE2 on other protected areas is applied to planning applications	Applications considered with reference to this policy <ul style="list-style-type: none"> • April 2017- April 2018: 241 <ul style="list-style-type: none"> ○ Approved: 230 ○ Refused: 11 ○ Departures: 2 ○ Appeals: 0 	Aberdeen's LDP policy: D5 Our Granite Heritage - Applications considered from January 2017 to July 2018: Received: 131 Approvals: 118 Refusals: 13 Allowed on Appeal: 0	Planning applications are largely being determined in accordance with the policy. Departures in Aberdeenshire related to replacement windows in a conservation area.	None at present.	Aberdeenshire Local Development Plan Monitoring Statement (September 2018) https://www.aberdeenshire.gov.uk/media/24029/alp2017monitoringstatementseptember2018v7.pdf Aberdeen City Monitoring Statement (2019) https://www.aberdeencity.gov.uk/sites/default/files/2019-02/MIR%202019%20-%20Monitoring%20Statement%20FINAL.pdf Accessed December 2019.

Appendix 8.4.11: Maps

Map 1: Existing Woodland

Map 2: Protected Natural Heritage Sites and Special Landscape Areas

Map 3: Business/Employment Land Allocations

Map 4: Housing Land Allocations

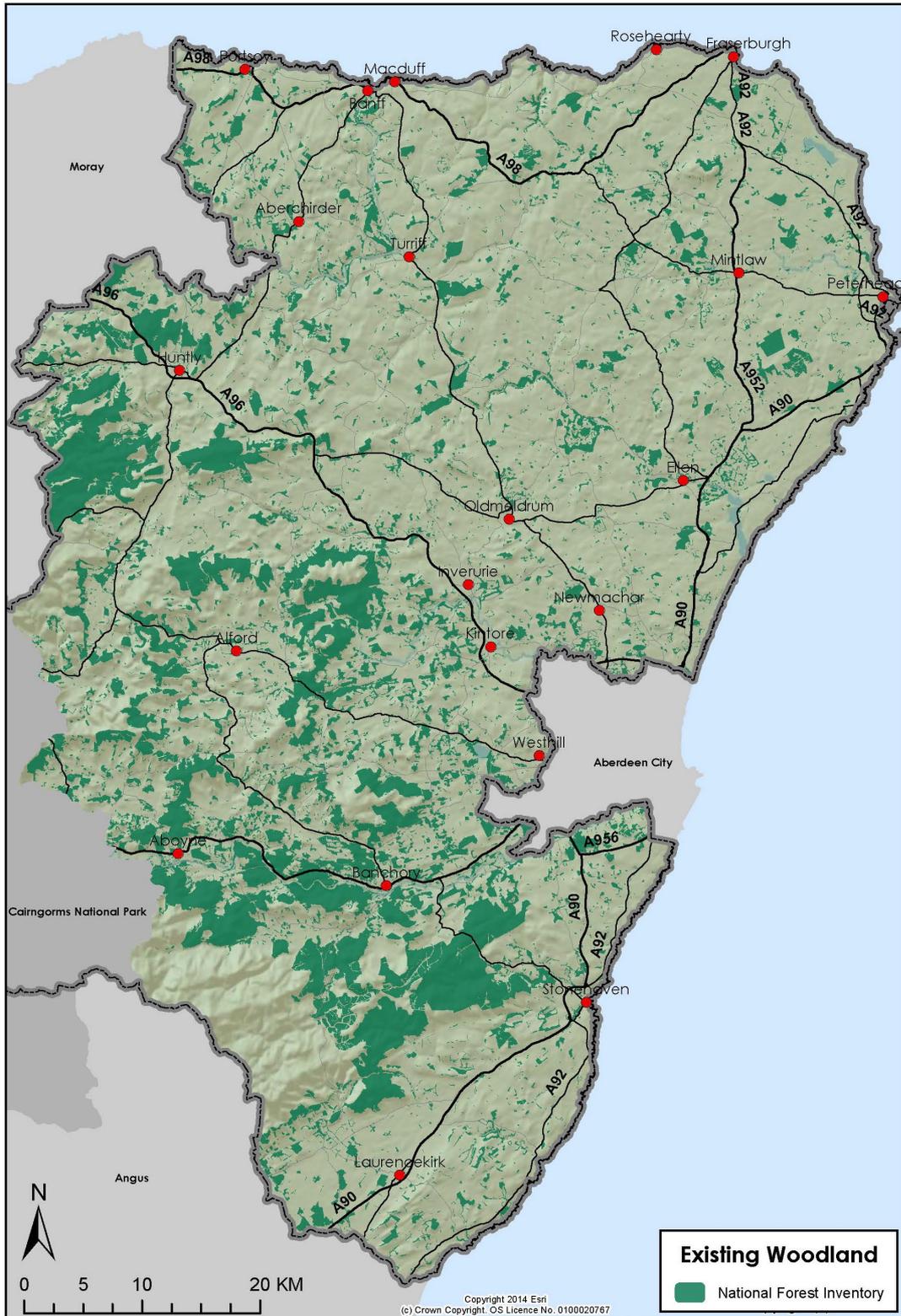
Map 5: Prime Agricultural Land

Map 6: Cultural Heritage Sites

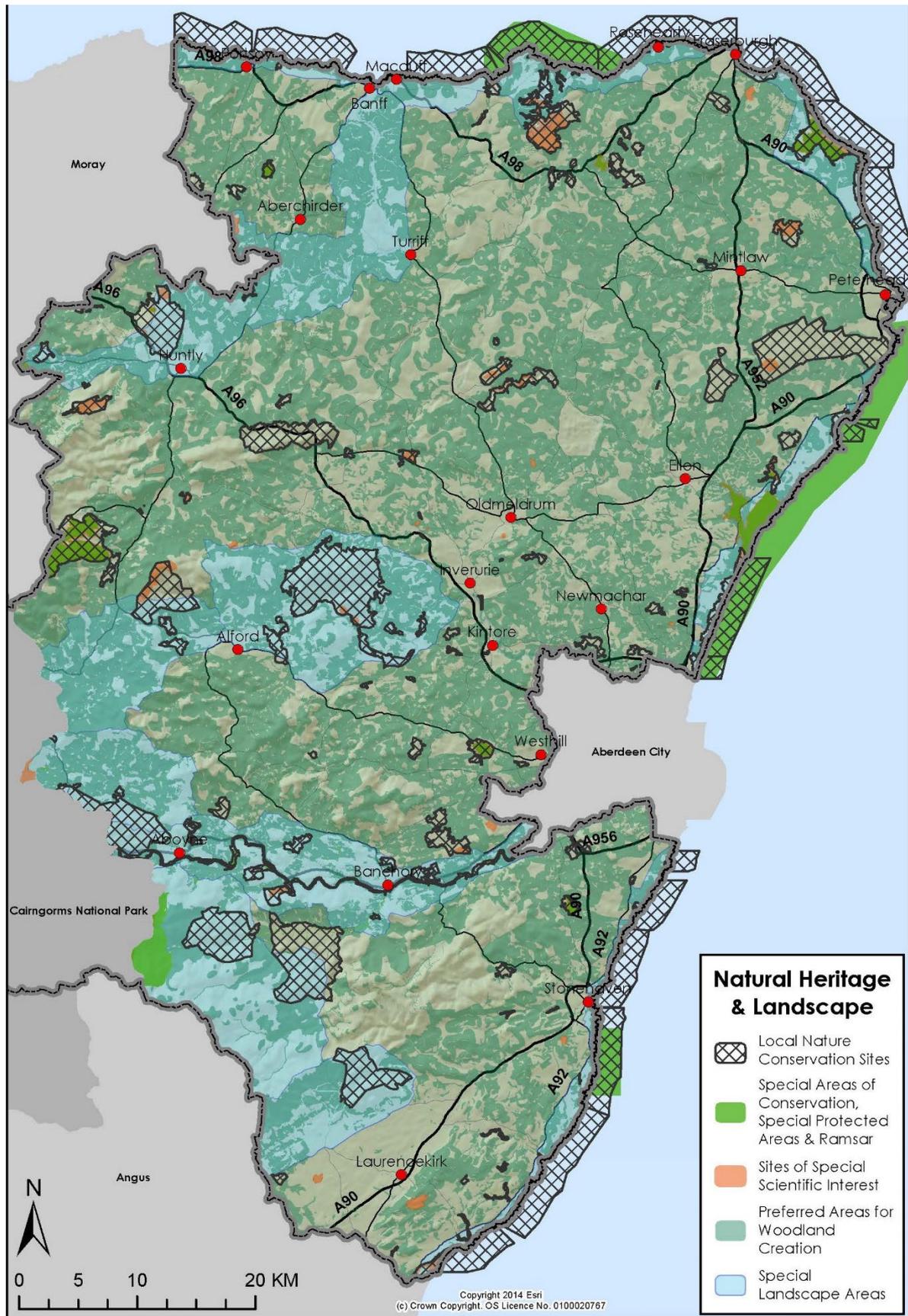
Map 7: Listed Buildings

Map 8: Carbon Rich Soils

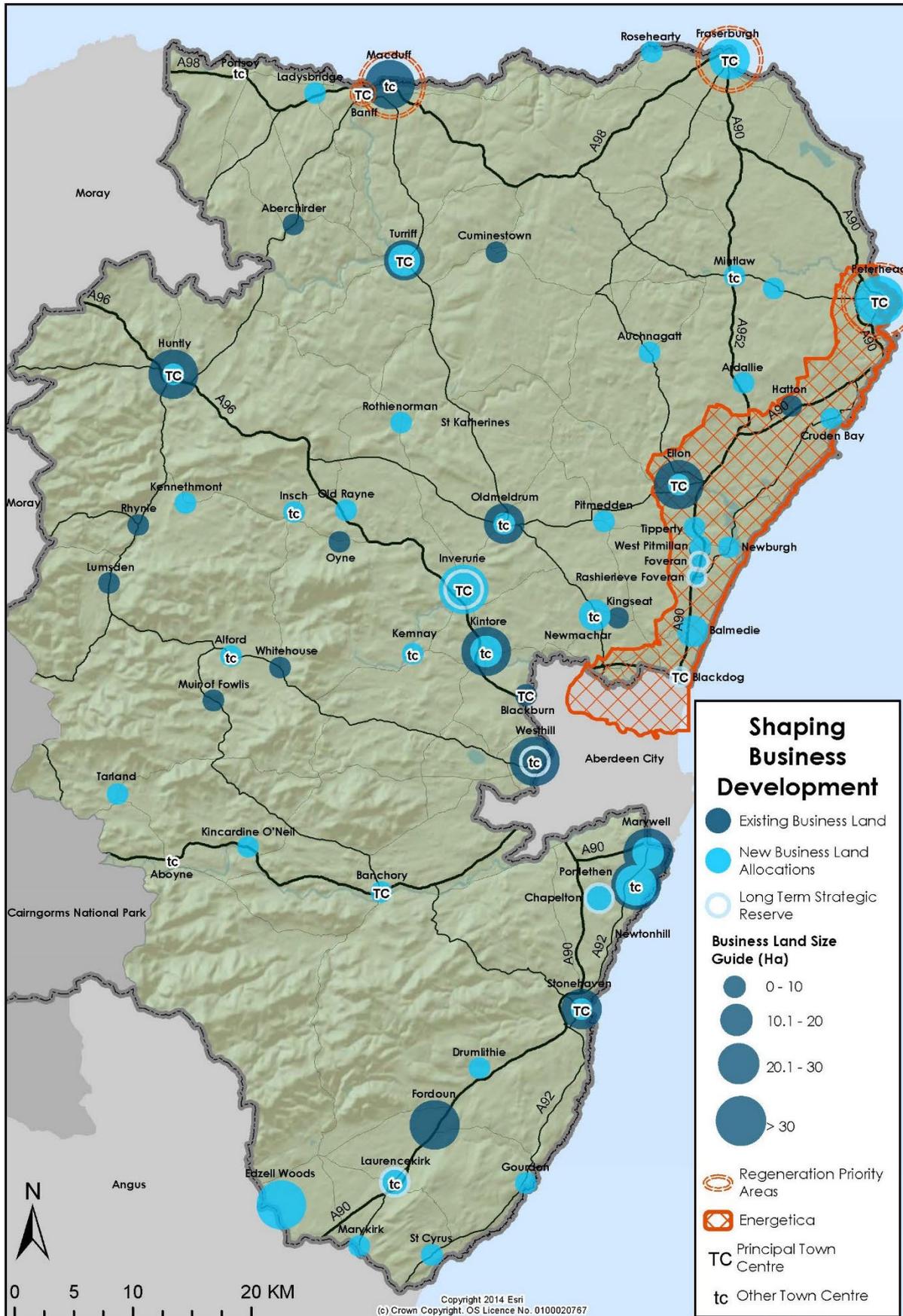
Map 1: Existing Woodland



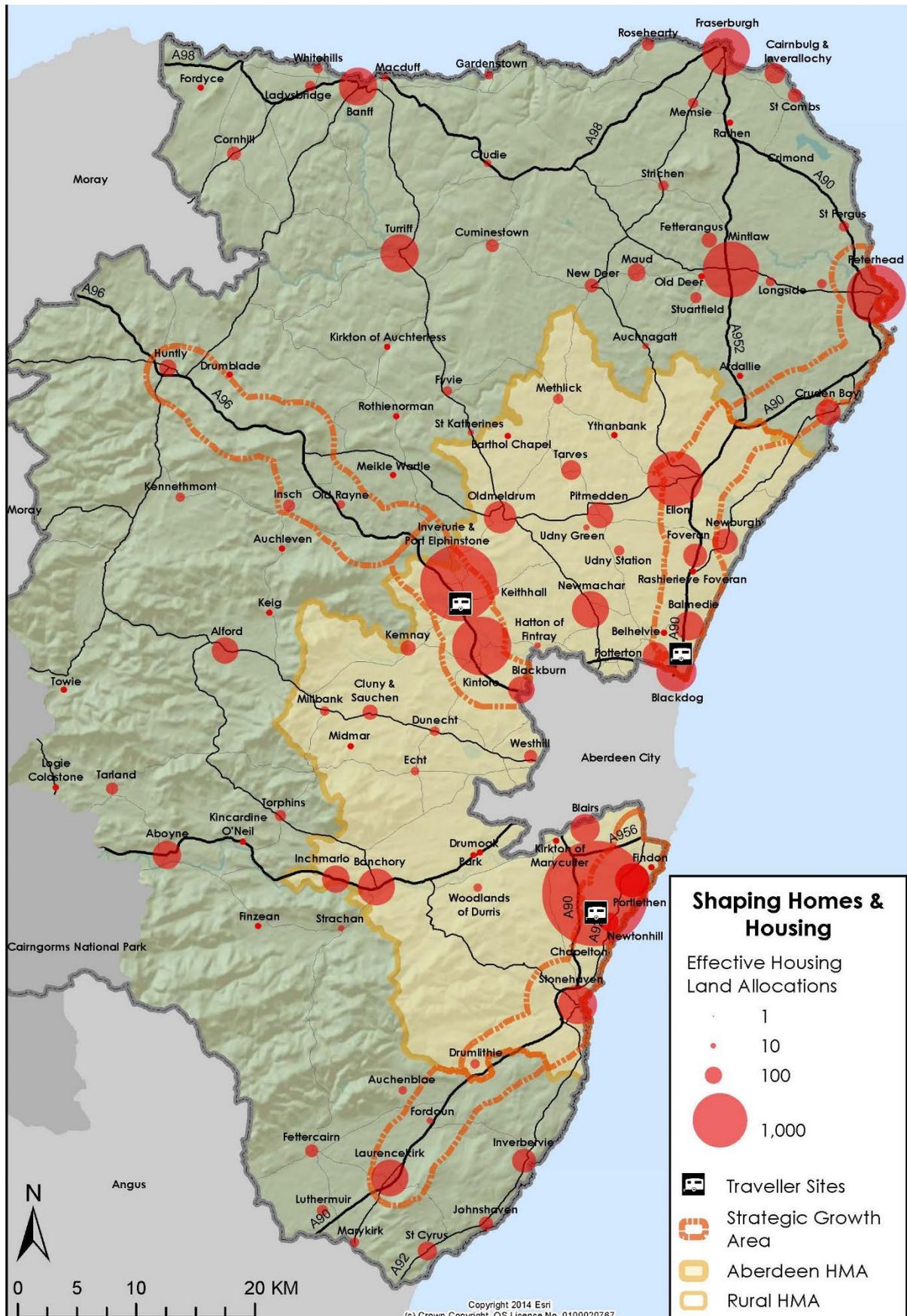
Map 2: Protected Natural Heritage Sites and Special Landscape Areas



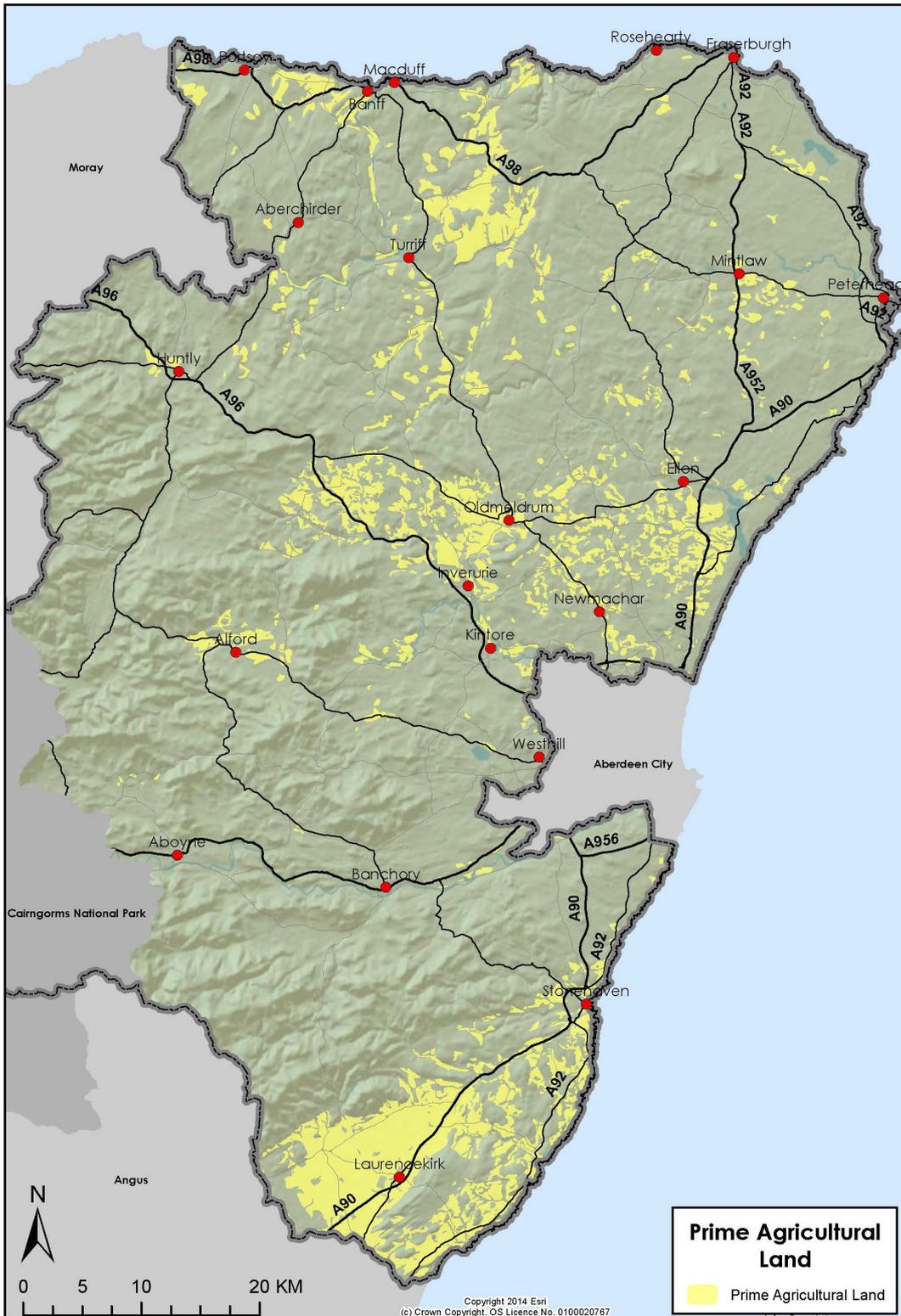
Map 3: Business/Employment Land Allocations



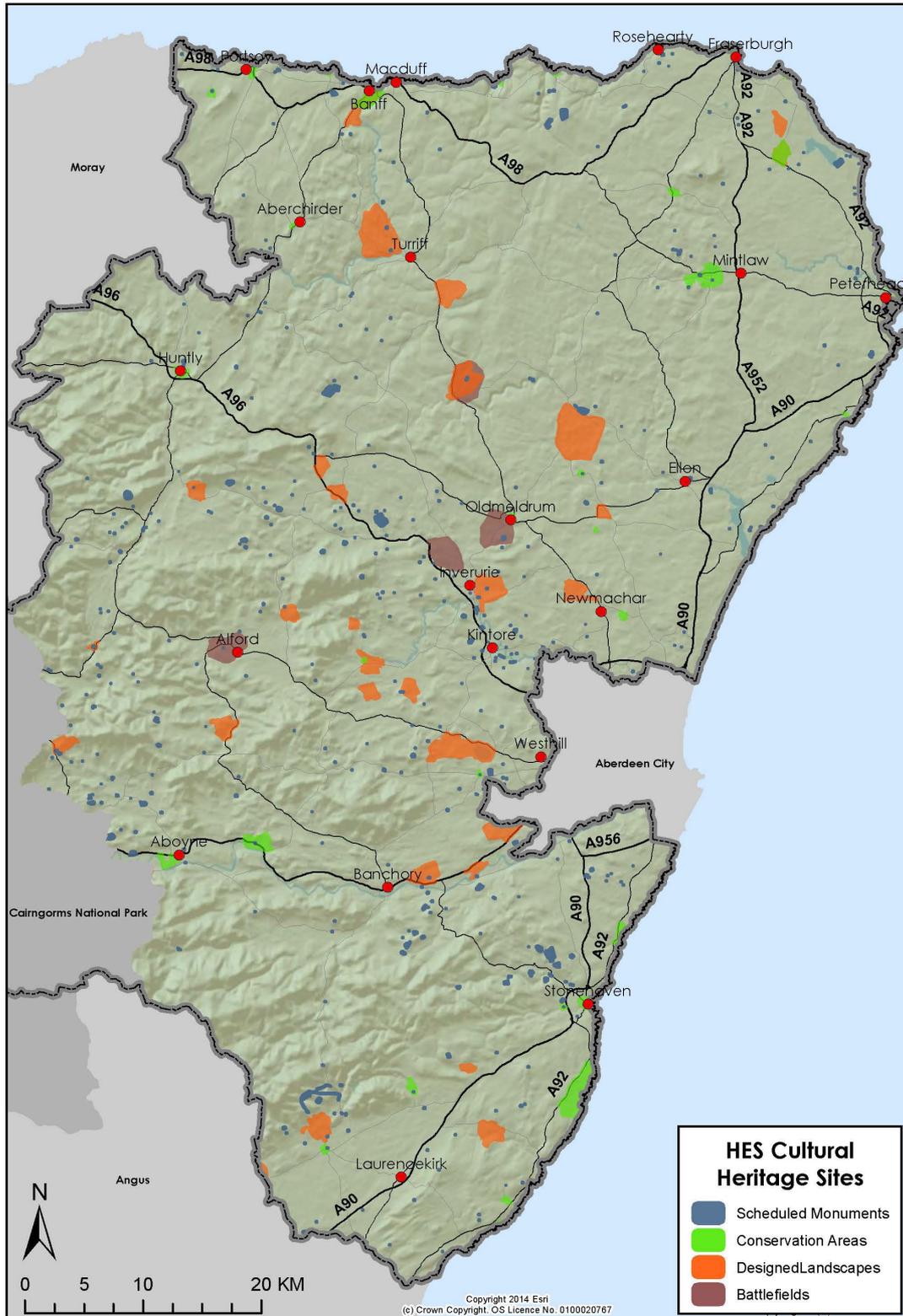
Map 4: Housing Land Allocations



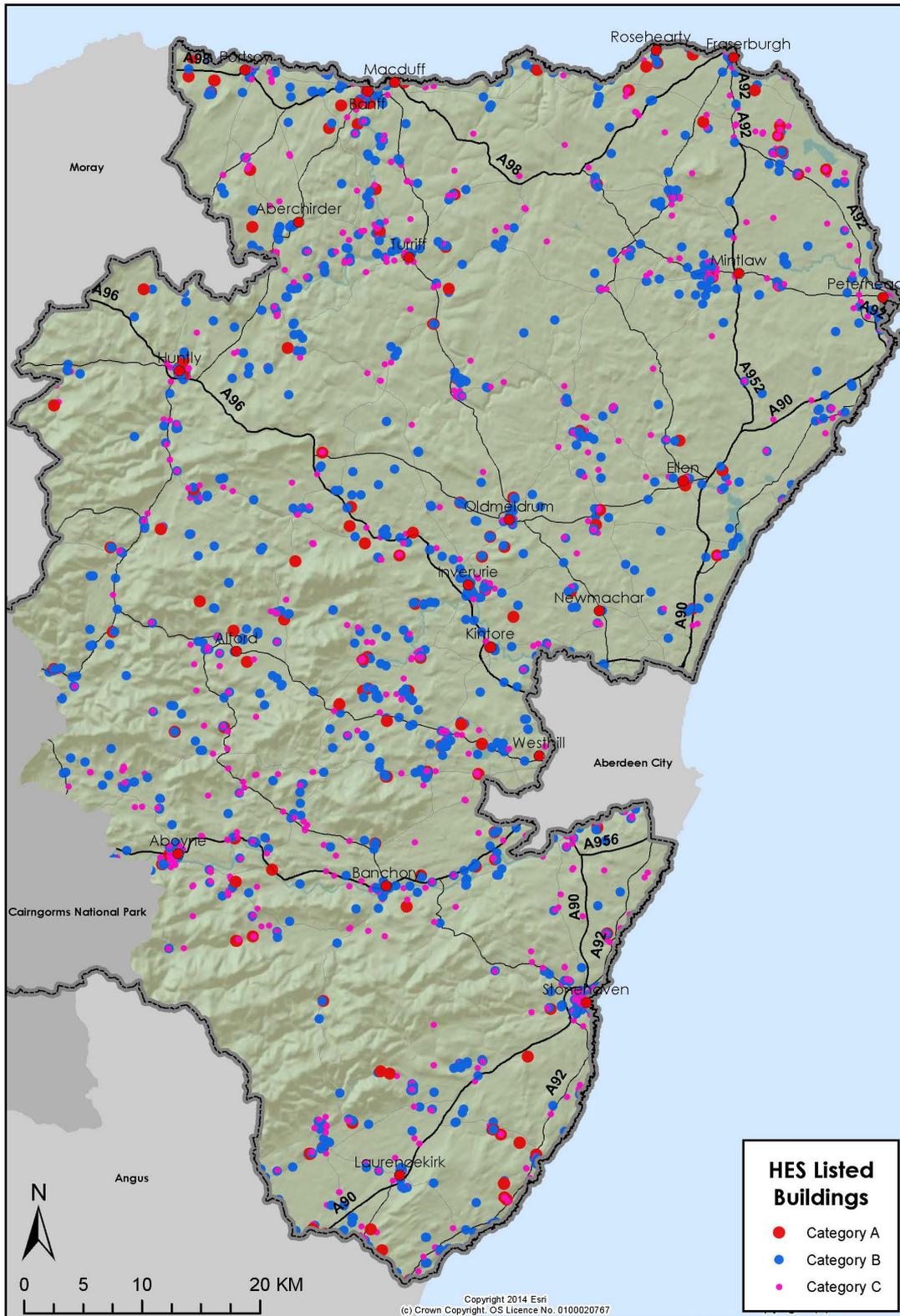
Map 5: Prime Agricultural Land



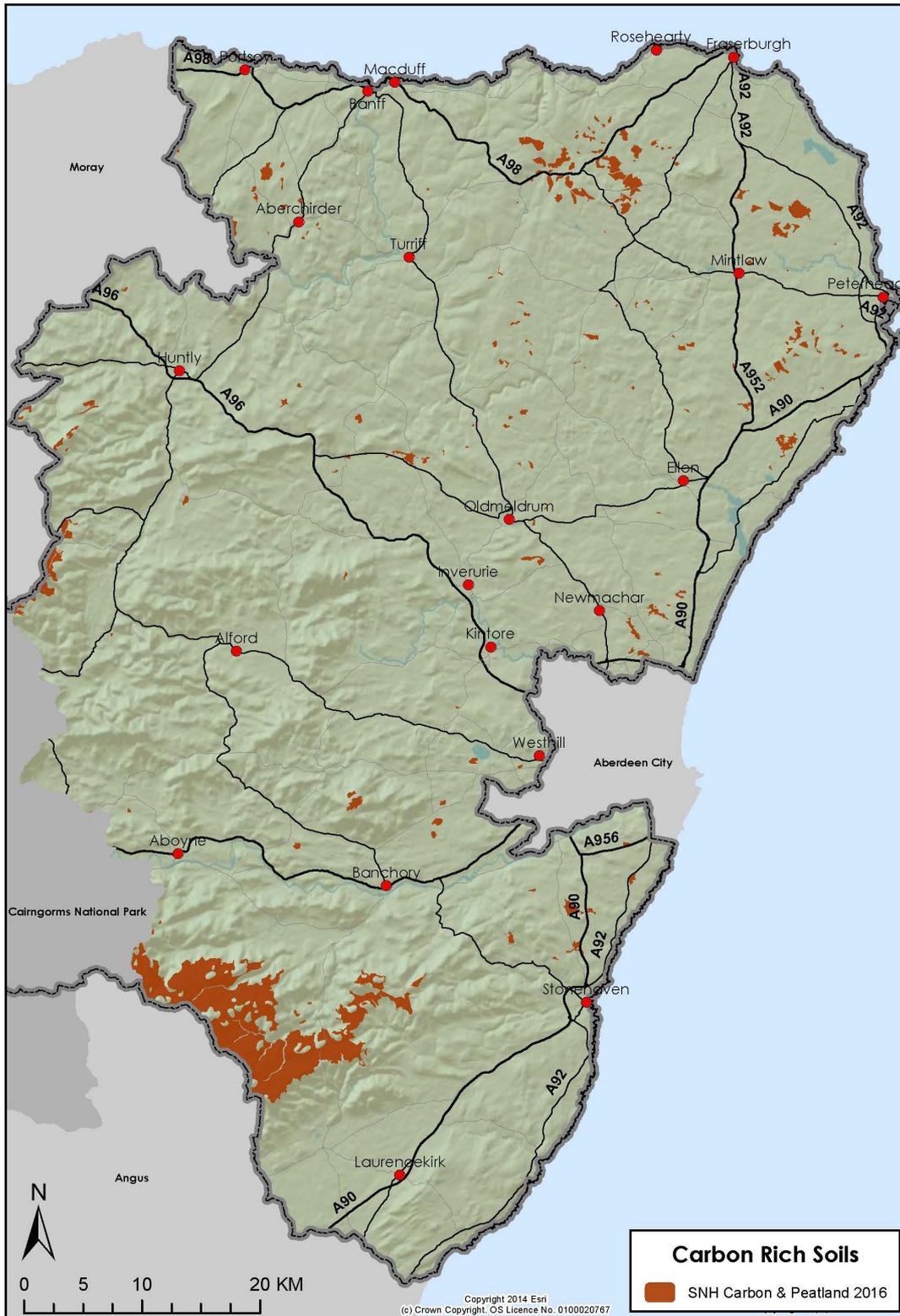
Map 6: Cultural Heritage Sites



Map 7: Listed Buildings



Map 8: Carbon Rich Soils



Appendix 8.5: Assessment Methodology

Tables 8.5.1 and 8.5.2 set out the methodology for assessing the preferred vision, strategy, objectives, policies (including appendices), allocations, other sites and alternatives. These were set out in the SEA Scoping Report 2018 and have been amended in light of comments received from the Consultation Authorities (Scottish Natural Heritage, Scottish Environment Protection Agency and Historic Environment Scotland). The SEA was carried out at an early stage of the process so that the significance of environmental impacts was identified and used to inform the rest of the evaluation process.

Table 8.5.1 Environmental Assessment Questions for LDP vision, strategy, objectives and policies

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Air Impact on air quality?	<p>2016 Air Quality Progress Report for Aberdeenshire Council http://www.scottishairquality.co.uk/assets/documents//APR16-01.pdf</p> <p><u>Summary:</u> Concentrations of NO₂ in Aberdeenshire are below air quality thresholds and there are no Air Quality Management Areas (AQMA) in Aberdeenshire.</p> <p>There is limited knowledge regarding traffic speeds, patterns or fleet composition in the town centre locations at Banff,</p>	<p>Could result in significant development in Ellon, Banff, Inverurie, Inverbervie, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.</p>	<p>Result in air pollution (temporarily or permanent), such as new road access or biomass/district heating/CHP scheme.</p> <p>Rural development (i.e. the development will not improve the air quality unless the policy proposes no private car travel).</p> <p>Effects are likely to be medium/long term and temporary.</p>	<p>Has no impact on air quality.</p>	<p>Proposes, or may result in pedestrian (and other) links (e.g. good design/home zones, retail complex).</p> <p>Good design (e.g. close proximity to a service centre (e.g. within 400m).</p> <p>Supports town centre development/regeneration (reduces travelling).</p> <p>Supports a rail halt or Transport Interchange.</p> <p>Supports development within the Transport Corridor (Strategic Growth Area).</p>	<p>Allows for the export of heat and/or power to an end user.</p>

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
	Inverbervie, Inverurie, and, it is unlikely these locations would meet the definition of congestion. Consider pressure at junctions. Diffusion tube monitoring has been set up at new sites in Inverurie and Inverbervie during 2016 and will be set up at new sites in Banff and Oldmeldrum during 2017.					
Water Impact on water quality through pollution, morphology, other engineering works, and/or abstraction?	Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies. Check a water body's status here: https://www.sepa.org.uk/data-visualisation/water-classification-hub/	Allows development within a flood risk area (flood risk and pollutants from development may contaminate the water in times of flood). Allows development on an area of wetland. Result in changes to river flows. Would reduce water quality.	Allows development on the undeveloped coast.	Has no impact on water quality.	Policy requires buffer strips. Policy requires SuDS on-site for surface water disposal. Contribute towards achievement of Good Ecological Potential/Status.	Would, result in the improvement of surface, groundwater and/or coastal water quality.

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Climatic Factors Impact of transport on CO ₂ emissions?	SEPA Flood Risk Map http://go.mappoint.net/sepa/ GGP Flooding Sites/Plains	Promotes car usage and not public transport and active travel.	Does not make provision for public transport and active travel links.	Has no impact on travel.	Promotes and facilitates a modal shift and/or reduces the need to travel. (e.g. higher densities, location).	
Vulnerability to the effects of climate change? (i.e. flooding)		Allows development on a flood plain. Allows development on an area at risk from coastal flooding. Allows habitat networks to be fragmented or degraded to the detriment of the ability for species.	Has the potential to cause or exacerbate flooding.	Does not make a contribution to alleviating climate change (e.g. provision of SuDS).	Promotes linear landscaping to allow species to migrate. Policy requires provision of open space and/or SuDS. Policy requires off/on site renewable energy generation.	Has the potential to help alleviate flooding.
Soil Impact on agricultural land? Impact on contaminated land? Impact on brownfield land?	Land Contamination Strategy http://www.aberdeenshire.gov.uk/environmental/strategy/CL_Strategy_rev_May_2010.pdf Public Register of Contaminated Land http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandIndexNov11.pdf		Allows loss of prime agricultural land. Allows development on land at risk from soil erosion (e.g. coast). Does not promote redevelopment of brownfield development.	Will have no impact on the quality of the soil. Will have no impact on the reduction of waste to landfill.	Promotes use of recycling facilities proposed (e.g. mini recycling points). Promotes development on brownfield land. Requires use of recycling facilities proposed (e.g. mini recycling points).	Promotes remediation of contaminated land.

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact on carbon rich soils i.e peat Impact on Geological Conservation Review (GCR) sites	NESBReC data GIS Maps: SNH Geological Conservation Review Sites	Allows the loss of carbon rich soils or GCR Sites.	Allows development on carbon rich soils, or on GCR sites.	Will have no impact on carbon soils.	Protects carbon rich soils and GCR sites. Minimise the loss of carbon rich soils.	Promotes the enhancement of carbon rich soils. Increases scope for GCR sites to be promoted for education purposes.
Biodiversity Impact on Nature Conservation Sites? Impact on Protected Species? Impact on other important habitats (e.g. habitat networks)?	SNH Sitelink http://gateway.snh.gov.uk/sitelink/ Protected Species: http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/ Consultation with the Council's Environment Team, NESBReC and SNH.	Undermines the conservation objectives or integrity of nature conservation designations. Would affect habitats where protected species are likely to be present. Allows development on ancient woodland. Allows development in Annex 1 habitats (of the Habitats Directive). Would result in the permanent fragmentation of a wildlife corridor.	Would disturb wildlife corridor(s). Allows development within a Biodiversity Habitat Action Plan area (i.e. on farmland and urban habitats): http://www.nesbiodiversity.org.uk/publications/habactionplan.htm .	Has no impact on the provision of open space or biodiversity loss (e.g. avoids habitat fragmentation).	Safeguards ancient, long-established and semi-natural woodland. Promotes the creation of wildlife corridors (e.g. moorland/ woodland). Promotes biodiversity enhancement measures (habitat creation and/or restoration).	Will result in the creation of a species-poor to species-rich area.

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
<p>Landscape</p> <p>Impact on landscape quality?</p> <p>Impact on special Landscape Areas?</p>	<p>Map Express</p> <p>- SNH Landscape Character Assessments (refer to key issues and forces for landscape change sections)</p> <p>- Special Landscape Areas</p> <p>- Coastal Zone</p> <p>- Green Belt</p> <p>Consultation with the Council's Environment Team and/or SNH</p>	<p>Result in a reduction of the distinctiveness and diversity of the landscape character of Aberdeenshire.</p>	<p>Lessens the character and distinctiveness of places (e.g. settlements) as a result of poor design, location or use of the proposal.</p>	<p>Avoids or minimises adverse visual impacts or impacts on setting.</p> <p>Does not affect protected/ designated landscapes townscapes or seascapes.</p>	<p>Supports the enhancement of existing landscape with open space or tree belts/plantations.</p> <p>Requires development to accord with landscape character.</p>	<p>Will improve and/or enhance existing landscapes with open space or tree belts/plantations.</p>
<p>Material Assets</p> <p>Impact on fixed assets, i.e. affordable housing, infrastructure, minerals, natural environment, tourism and recreation, etc.</p>		<p>Would result in the loss of existing assets (e.g. employment land, natural and historic environment sites harbour or disused railway lines).</p>	<p>Allows development next to trunk road junctions.</p> <p>Increases pressure on infrastructure (e.g. waste water, schools) without mitigation.</p>	<p>Minimises the demand for raw materials.</p> <p>Does not increase pressure on social, physical and energy infrastructure.</p> <p>Would not affect existing assets.</p> <p>Avoids or minimises damage to archaeology or geologically important sites.</p>	<p>Safeguards existing assets.</p> <p>Promotes recycling of resources.</p> <p>Promotes recreation, cultural, artistic, spiritual and historic interests.</p> <p>Promotes buildings/ land for tourist industry (e.g. caravans, holiday homes, leisure facilities).</p> <p>Promotes education and science.</p>	<p>Will result in the creation of new infrastructure to serve the community and/or environment (e.g. of waste water management facilities, school, affordable homes).</p> <p>Promotes the creation of mixed use developments.</p>

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact on vacant and derelict land?	Map Express – Vacant and derelict land		Supports development on Greenfield sites.	Has no impact.	Promotes redevelopment of brownfield land.	
Population Impact on the supply of housing land for an ageing population.		Supports single dwellings or single housing type and/or tenure.		Makes no known contribution (e.g. employment land, affordable housing).	Promotes opportunities for improved personal and community health (e.g. offices or neighbourhood centres that could house new services). Promotes variation in the mix of housing tenure and types.	Requires variation in the mix of housing tenure and types. Promotes care homes.
Human Health Impact on access to open space?	Map Express - Scottish Paths Record - Core Paths Site Visit	Result in the permanent loss of a public open space, green network, core path or footpath.	Loss of existing right of way/pathway (temporarily or permanent). Allows development on public open space.	Will have no impact.	Promotes creation of open space and new pathways. Maintains green network links between areas and recreational sites.	Requires creation of civic park. Promotes development in regeneration areas.
Cultural Heritage Impact on cultural heritage designations (battlefields, designed landscapes, conservatio	Map Express: <ul style="list-style-type: none"> • Conservation Areas • Listed Buildings • Scheduled Monuments • Archaeological sites and monuments record (SMR overlay) • Battlefield record 	Allows for the direct loss of historic environment under certain circumstances.	Allows development that would have an adverse impact on the setting on any historical feature or site (e.g. substantial obstruction of existing view). Allows the character of a Conservation Area to be adversely affected.	No impact.	Promotes renovation/ regeneration of historic buildings lying empty.	Promotes the redevelopment of buildings on the Buildings At Risk register.

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
n areas and listed buildings)? Impact on archaeological sites?	<ul style="list-style-type: none"> <li data-bbox="280 298 593 422">Inventory of gardens and designed landscapes 					

Table 8.5.2 Environmental Assessment Questions for Bids (allocated and unallocated)

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
<p>Air</p> <p>Impact on air quality?</p>	<p>Assessment provided by landowner/developer (i.e. proposed use and accessibility of key service centres etc) 2016 Air Quality Progress Report for Aberdeenshire Council http://www.scottishairquality.co.uk/assets/documents/APR16-01.pdf Summary: Concentrations of NO₂ in Aberdeenshire are below air quality thresholds and there are no Air Quality Management Areas (AQMA) in Aberdeenshire. There is limited knowledge regarding traffic speeds, patterns or fleet composition in the town centre locations at Banff, Inverbervie, Inverurie, and, it is unlikely these locations would meet the definition of congestion. Consider pressure at junctions.</p>	<p>500+ dwellings or >20ha of employment land A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants) if: 1) it will increase traffic flow in Ellon, Banff, Inverurie, Inverbervie, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill. AND/OR 2) it is for industrial use, i.e. energy generation from biomass or waste. Effects are likely to be medium/long term. (It should be noted that a mixed-use development may mitigate transport related air pollution).</p>	<p>50 - 499 dwellings or 2 - 20ha of employment land A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) if: 1) it will increase traffic flow through Ellon, Inverurie, Banff, Peterhead, Inverbervie, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill; AND/OR 2) it is for industrial use, i.e. energy generation from biomass or waste. 500+ dwellings or >20ha of employment land A proposal of this scale will lead to a decrease in air quality. Effects are likely to be medium/long term. (It should be noted that a mixed-use development may mitigate transport related air pollution).</p>	<p>1-49 dwellings or <2ha of employment land Individual developments of this scale are unlikely to have any effects on air quality.</p>	<p>N/A</p>	<p>N/A</p>

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Diffusion tube monitoring has been set up at new sites in Inverurie and Inverbervie during 2016 and will be set up at new sites in Banff and Oldmeldrum during 2017.					
Water Impact on water quality through pollution and/or abstraction? Please note 'abstraction' only applies to sites that may require private water supplies. Does the proposal have a physical impact on existing water courses? Can the proposal connect to a public	Map Express (Cadcorp) - Waste water drainage hotspots - Private water supplies Assessment provided by landowner/developer <u>Check a water body's status here:</u> https://www.sepa.org.uk/data-visualisation/water-classification-hub/ This uses data from 2016. Site visit Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies. http://www.sepa.org.uk/water/river_basin_planning/waterbody_data_sheets.aspx Consultation with SEPA if watercourse within site,	A proposal is likely to have a significant negative effect if: 1) it will exceed public sewage treatment capacity and 2) a private waste drainage system is proposed/required for more than 15 houses. and/or 3) A watercourse runs through the site. Mitigation measures would be required. The score would remain the same if it is culverted. Impacts are likely to be localised and medium/long term.	A proposal is likely to have a negative effect if: 1) private waste drainage system is proposed/required for under 15 houses. and/or 2) where private water abstraction is proposed and will impact on a water body that is identified as under pressure from abstraction (see RBMP map) and/or 3) It is adjacent to a watercourse. Mitigation measures would be required. Impacts are likely to be localised and medium term.	A proposal is unlikely to have any significant effects on water quality if: 1) it is connected to a public sewer and will not exceed sewage treatment capacity. and 2) It does not propose private water abstraction.	A proposal will have a positive effect if: 1) there is a public waste water connection with adequate capacity. and/or 2) a proposal with a watercourse within or adjacent to the site requires (LDP policy) a buffer strip and would score positivity if enhancement measures are to be provided (i.e. it integrated as a positive	

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
sewerage system?	or in close proximity to site				feature of the development rather than just a narrow buffer strip).	
Climatic Factors Vulnerability to the effects of climate change? (i.e. flooding - coastal, fluvial or surface water)	SEPA Flood Risk Map https://www.sepa.org.uk/environment/water/flooding/flood-maps/ Map Express Flooding Extents (river, coastal and surface Assessment provided by landowner/developer to support a development option.	A proposal will have a significant negative effect if the site is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long term.	Site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term.	Site is not within an identified flood risk area.	N/A	N/A
Impact of transport on CO ₂ emissions?	Assessment provided by landowner/developer to support a development option. Site Visits	500+ dwellings or 20>ha of employment land A proposal on this scale has potential to cause a significant increase in CO ₂ emissions through increased car travel. However, the connectivity of the proposed site must be taken into account when assessing impact. A mixed use proposal may also mitigate transport related emissions.	50-499 dwellings or 2-20ha of employment land A proposal on this scale has potential to cause an increase in concentrations of CO ₂ emissions through increased car travel. However, the connectivity of the proposed site must be taken into account when assessing impact. A mixed use proposal may also mitigate transport related emissions. Effects are likely to be medium term.	1-49 dwellings or >2ha of employment land A proposal on this scale is unlikely to have any effect on CO ₂ emissions.	N/A	N/A

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
		Effects are likely to be medium/long term.				
Soil Impact on agricultural land? Impact on soil quality during construction phase? Impact on contaminated land? Is it on brownfield or greenfield land?	Map Express - MRCS Prime Agricultural Land - Historic land use data Land Contamination Strategy https://www.aberdeenshire.gov.uk/media/2654/ci_strategy_rev_may_2010.pdf Public Register of Contaminated Land https://www.aberdeenshire.gov.uk/media/17044/public-register-of-contaminated-land-index-nov11.pdf	50+ dwellings or 2> ha of employment land located on agricultural land rated Class 3.1 or above A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of contaminants, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long term.	1 – 49 dwellings or <2ha of employment land located on agricultural land rated Class 3.1 or above. A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of a certain contaminant(s) in soil, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long term.	All Development It should be noted that while all developments are likely to have adverse effects on soil through soil erosion, desegregation, compaction and pollution during the construction phase, these will be short term and should be considered a neutral impact.	Remediation of contaminated land 50 – 499 dwellings or 2 – 20ha of employment land A proposal of this scale would deliver a significant decrease in soil contaminants. Effects are likely to be localised and medium/long term.	Remediation of contaminated land 500+ or >20ha of employment land A proposal of this scale would deliver a very significant decrease in soil contaminants. Effects are likely to be localised and medium/long term.
Impact on carbon rich soils, i.e. peat	Nesbrec HIS Map Express	>50 dwellings or >2ha of employment land A proposal of this scale would have a significant negative effect if it would result in the loss of carbon rich soils.	1-49 dwellings or <2ha of employment land A proposal of this scale would have a negative effect if it would result in the loss of carbon rich soils.			

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
Biodiversity Impact on Nature Conservation Sites?	Map Express - Local Nature Conservation Areas - SAC/SPA's - SSSI's etc. SNH Sitelink http://gateway.snh.gov.uk/sitelink/ Protected Species: http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/ Assessment provided by landowner/developer Consultation with the Council's Environment Team and SNH.	Proposal would have a significant negative effect if: 1) it would result in the partial loss or alteration of a European, National or Local nature conservation designation. and/or 2) it would have a negative impact on a Protected Species. Effects are likely to be long term.	Proposal would have a negative effect if: 1) it impacts on the wider biodiversity in terms of: a) significant land take and/or b) fragmentation of habitat networks/corridors and/or c) disturbance to wildlife and/or habitat. and/or d) loss of trees, woodland, hedgerows. Effects are likely to be long term.	Proposal would have a neutral effect if it is of a scale or in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity.	The proposal would have a positive effect if proposes to 1) to conserve, protect and/or enhance significant species/habitat. 2) 2) maintain or enhance existing habitat connectivity (i.e. green networks) and/or create new connections.	N/A
Landscape Impact on landscape quality? Impact on a Special Landscape Area? Impact on Aberdeen Green belt?	Map Express - SNH Landscape Character Assessments (refer to key issues and forces for landscape change sections) - Aberdeen Green belt - Special Landscape Area. Assessment provided by landowner/developer to support a development option.	Proposal will have a significant impact on the key features and overall composition/quality of a landscape character area; or Proposal will have a negative impact on a landscape character area that is identified as 'sensitive'. Effects are likely to be medium/long term.	Proposal will have a negative impact on a key feature of the landscape character area; and/or The proposal will have a negative impact on the townscape/setting of the town. Effects are likely to be medium/long term.	The proposal is of a scale or in a location that is unlikely to have any effects on landscape quality.	N/A	N/A

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
	Site visit Consultation with the Council's Environment Team and/or SNH.					
Material Assets Impact on fixed assets, i.e. affordable housing, infrastructure	Assessment provided by landowner/developer Consultation with Roads, Education etc. Scottish Water Asset Capacity search for water and waste water drainage: http://www.scottishwater.co.uk/business/connections/connecting-your-property/asset-capacity-search 2017 School Roll Forecast. Use capacity as forecast for 2022: http://committees.aberdeenshire.gov.uk/committees.aspx?commid=494&meetid=18749 (see Item 6)	The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of one or more of the following: 1) water/sewage network; 2) local primary/secondary school; or 3) local roads network (Assessment should focus on the scale of the proposal and the nature of the road, i.e. A, B or C class).	The proposal will have negative effects on existing infrastructure if it is of a scale that increases the pressure on one or more of the following without being able to make sufficient developer contributions: 1) water/sewage, network; 2) local primary/secondary school; or 3) local roads network (Assessment should focus on the scale of the proposal and the nature of the road, i.e. A, B or C class).	Proposal will not lead to a significant increase in pressure on local infrastructure.	<50 dwellings or < 2ha of employment land Proposal of this scale could have a positive effect through provision of affordable housing, water/waste water infrastructure, transportation infrastructure. Any proposals that include woodland expansion and/or creation.	50+ dwellings or >2ha of employment land Proposal of this scale could have a significant positive effect through: 1) provision of affordable housing; 2) provision of new community facilities i.e. schools, library, healthcare, water/waste water infrastructure, transportation infrastructure; or 3) Any proposals

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
						that include significant woodland expansion and/or creation.
Impact on vacant and derelict land?	Map Express – Vacant and derelict land Assessment provided by landowner/developer	N/A	May have negative impact if site has ecological value (i.e. reverted back to nature).	Site is not located in vacant or derelict land.	Proposal will have a positive effect if it is located in vacant or derelict land and will contribute to its redevelopment.	N/A
Population Impact on the supply of housing land for an ageing population?	Assessment provided by landowner/developer to support a development option.	N/A	Would have a negative impact if no mix of house types are proposed resulting in a limited housing choice for all groups of the population. If only one house is proposed there is the potential for negative cumulative effects if there are other single houses adjacent or nearby that are of the same size (i.e. lack of variety).	Significance of effects is uncertain if house type is unknown.	Proposal will have a positive effect if it provides land specifically for care homes/village. Would have a positive impact if a mix of house types are proposed resulting in a housing choice for all groups of the population.	N/A
Human Health Impact on access to	Map Express - Scottish Paths Record - Core Paths - Health and Safety Executive consultation	The proposal will have a significant negative effect if:	The proposal will have a significant negative effect if it:	Development of site is unlikely to have any significant effects on existing pathways or	Development of the site will lead to: 1) improved access to	NA

Criteria	Sources of Data	Significant Negative Effects - -	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect + +
open space and active travel routes? Impact on safety?	zones (pipelines and hazardous sites) Site Visit	1) the site is located on recreational open space. 2) Population within a hazardous development and/or Health and Safety Executive inner consultation zone.	1) will lead to the loss of an existing right of way or core path. 2) Population within Health and Safety Executive outer and middle consultation zones.	access to open space. Population not at risk from hazardous developments.	existing open space (i.e. new path) 2) creation of new cycle routes; and/or 3) link with existing cycle routes.	
Cultural Heritage Impact on cultural heritage designations and listed buildings? Impact on archaeological sites? This can be both direct and indirect (setting)	OS mapping • Map Express Conservation Areas • Map Express Listed Buildings • Map Express Scheduled Ancient Monuments • Map Express archaeological sites and monuments record (SMR overlay) • Map Express Battlefield record Battlefields: http://data.historic-scotland.gov.uk/pls/html/db/f?p=2500:10:0 Site Visits Consultation Assessment provided by landowner/developer to support a development option.	The proposal will have a significant negative effect if it affects: 1) the designation's key characteristics; or 2) the integrity of its setting. (This includes listed buildings, conservation areas, Scheduled Monuments, battlefields, archaeological site listed on the Sites and Monuments Record garden and designed landscapes). Effects are likely to be medium/long term.	The proposal will have a negative effect if it is <u>within</u> an archaeological site listed on the Sites and Monuments Record, Battlefield, designed landscape, Conservation Area but will not have a significant effect. Developments should avoid historic sites and effects are likely to be long term/irreversible.	Unlikely to have any effects on the historic environment.	Provides opportunity to enhance or improve access to the historic environment (i.e. reuse of vacant buildings).	Promotes the re-development of buildings on the Buildings at Risk register.

Appendix 8.6: Assessment of the LDP’s vision, spatial strategy and policies

The Tables below have been updated to reflect the changes made as a result of the consultation on the Environmental Report of the Proposed LDP 2020, and the examination of the Proposed LDP 2020, which concluded in 2022, where Reporters recommended small changes to the vision, aims and policies (see stage 3 at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>).

8.6.1 Strategic Environmental Assessment: Vision

The preferred option is to keep the existing vision statement unchanged, but to provide significantly greater guidance on the value of the vision and how it links together.

A reasonable alternative might be to reduce the weight we would like to give to the vision for the Plan to something which is more accessible and less detailed, and make it into a broad statement of intent which has no real use in decision making.

Table 8.6.1 Assessment of the vision

Strategy:	Vision				
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	The vision presented for the Plan is overwhelmingly positive in relation to air quality impacts particularly with the application of the “sustainable development and climate change”. Impacts are likely to be medium/long term and permanent.	None proposed.	

Water	+	+	Water is a key asset that the vision seeks to protect by protecting assets and resources and in pursuit of climate change objectives. Any effects are likely to be medium/long term and permanent.	None proposed.	
Climatic Factors	+	+	"Taking on the challenges of sustainable development and climate change" remains a key element of the vision for the Plan. Effects are likely to be medium/long term and permanent.	None proposed.	
Soil	+	+	Soil is a key asset that the vision seeks to protect by protecting assets and resources and in pursuit of climate change objectives. Any effects are likely to be medium/long term and permanent.	Greater protection could be given to prime agricultural land, but this is unlikely to be supported in the Plan as it would be contrary to Scottish Planning Policy.	
Biodiversity	+	+	Biodiversity is a key asset that the vision seeks to protect by conserving assets and resources and in pursuit of climate change objectives. A specific vision topic of "Creating green network" is also relevant in this context. Any effects are likely to be medium/long term and permanent.	None proposed.	
Landscape	+	+	Landscape impacts are protected through promoting good design in new development and specific controls on our best landscapes. Effects are likely to be medium/long term and permanent. Safeguards existing assets.	The area controlled by Special Landscape Areas could be increased, but already a significant part of Aberdeenshire is given this protection and it would be difficult to justify its extension.	
Material Assets	+	+	In the vision, transport is specifically identified as a material asset that requires to be safeguarded. Sustainable mixed communities are also promoted. Impacts are likely to be Medium/long term and permanent.	None proposed.	

Population	+	+	Promotion of mixed communities remains a key element of the vision. Issues such as the promotion of a mix of housing tenures and types is highlighted in the vision. Effects are likely to be medium/long term and permanent.	None proposed.	
Human Health	+	+	The vision promotes the creation of open space and new pathways, maintaining green network links between areas and promoting recreational sites. Development in regeneration areas is also encouraged. Effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	+	+	Cultural heritage is an asset that the Plan seeks to conserve and enhance. Effects are likely to be medium/long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

8.6.2 Strategic Environmental Assessment: Spatial Strategy

The preferred option is to remove the sections within the Spatial Strategy that refer to the six different administrative areas in Aberdeenshire and, instead to give a wider context to the Settlement Strategy as it applies over the whole area.

A reasonable alternative would be to keep the statements for each administrative area as a form of promotion and marketing to attract business interests to locate in these areas. Other documents produced by the Council achieve this aim.

Table 8.6.2 Assessment of the Spatial Strategy

Strategy:	Spatial Strategy				
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	-	-	The Settlement Strategy will result in significant new development in air hotspots in Ellon and Oldmeldrum. However, the spread of development in the Strategic Growth Areas is a positive adaptation. The scale of rural development being promoted is likely to add to local air quality issues. In all cases the effects are likely to be medium/long term and permanent.	Mitigation could be achieved through reducing the scale of development promoted, and the housing land requirement sought. This would require development offset to other locations, which may not have air quality issues, but otherwise underperform in a land use planning context.	No impact to raise effects above a negative effect.
Water	+	+	The Spatial Strategy is unlikely to have an impact on issues of water quality due to the need for foul water drainage and SuDS for surface water disposal. In all cases the effects are likely to be medium/long term and permanent.	None proposed. Development is obliged through policy to have a neutral effect on water quality issues.	No impact.

Climatic Factors	+	+	The Spatial Strategy promotes developments in major towns and settlements within Strategic Growth Areas, mitigating climatic effects through promoting modal shifts and reducing the need to travel. Masterplans and further assessments set out in the Settlement Statements will help to identify and mitigate effects. The effects are likely to be medium/long term and permanent.	None proposed. Modification of the policies to promote all development in a small number of locations to minimise climatic impacts is possible, but would not deliver homes and businesses according to the needs of the community.	No Impact.
Soil	0	0	In some places the spatial strategy may lead to the loss of prime agricultural land. Development is also promoted on sites that may be subject to coastal flooding. Effects are likely to be medium/long term and permanent.	Mitigation through the identification of greater amounts of brownfield land could be promoted, but only at the risks of no development coming forward at all due to the additional costs associated with brownfield development over green field development. Likewise, there is no guarantee that brownfield land will come forward, even if identified for development. Loss of prime agricultural land is acceptable in some circumstances.	No Impact.
Biodiversity	0	0	Identification of the site's layout for new development is a matter for the planning application process. Sites have been identified to reduce potential harm to habitats. Policies and practice suggest that ancient, long-established, and semi-natural woodland, wildlife corridors, and other biodiversity enhancement measures will be required. Masterplans and further assessments set out in the Settlement Statements will help to identify and mitigate effects. Effects are likely to be medium/long term and permanent.	None proposed.	

Landscape	0	0	None of the settlements identified for new growth sit within Special Landscape Areas. Effects are likely to be medium/long term and permanent.	None proposed.	
Material Assets	+	+	In every case development is promoted in locations that will enhance existing material assets. Effects are likely to be medium/long term and permanent.	Promotion of a different Settlement Strategy is likely to detract in the material assets supported in one particular location.	No Impact.
Population	+	+	Development is promoted in high demand areas to ensure it will be delivered. The specific composition of the bids will determine the impacts on population. We believe that effects are likely to be medium/long term and permanent.	None proposed.	
Human Health	0	0	The Spatial Strategy will have no impact on human health issues. We believe that effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	+	+	The Spatial Strategy will have a positive impact on cultural heritage issues. Allocations made in the plan avoid cultural heritage areas. Existing policies provide protection to ancient monuments and cultural sites. Masterplans and further assessments set out in the Settlement Statements will help to identify and mitigate effects. There will also be opportunities for allocating sites that will allow regeneration of historic assets. We believe that effects are likely to be medium/long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

8.6.3 Strategic Environmental Assessment: Policies and appendices

Tables 8.6.3 to 8.6.36 show the predicted effects of the preferred and alternative LDP policies on the environment. The supplementary guidance that accompanied the LDP 2017 will, as a result of the Planning (Scotland) Act 2019, be rolled forward as either appendices or become planning advice.

Shaping Business

Shaping Business development – Policy B1 Town Centre Development

Maintain LDP 2017 policy with minor amendments to describe the circumstances in which a retail impact assessment is required, and requiring sites next to a town centre to be connected to it via a path and/or active travel route. The policy only allows retail and other uses that a lot of people will visit, including *office developments*, in defined town centres unless a *sequential assessment* shows that another site is more appropriate.

Alternative policy is to maintain LDP 2017, but to not allow education uses in the town centre and apply it to small convenience shops and leisure.

Table 8.6.3 Assessment of the policies and appendices – Policy B1

Policy:		Shaping Business Development – Policy B1 Town Centre Development and Appendix 2 Retail Centres			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	The preferred policy promotes high footfall generating uses in one location, minimising the impacts of travel on air pollution. Effects are likely to be medium/long term and permanent	None proposed.	

Water	0	0	No adverse impacts on water quality are anticipated from development in town centres, as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed.	
Climatic Factors	0	0	Impact of the movement of people is minimised to selected and concentrated areas where there are adequate services. Effects are likely to be medium/long term and permanent.	None proposed.	
Soil	0	0	No new development is proposed on prime agricultural land. Likewise, development is not promoted on areas that may flood. Effects are likely to be medium/long term and permanent.	None proposed.	
Biodiversity	0	0	All new construction must contribute to enhancing biodiversity through their development. Policies that promote brownfield development in town centres are likely to suffer restrictions in their capacity to enhance biodiversity. Effects are likely to be medium/long term and permanent.	None proposed.	
Landscape	+	+	Promotion of the redevelopment of town centres enhances urban landscapes. Effects are likely to be medium/long term and permanent.	None proposed.	
Material Assets	+	+	The town centre is a significant asset for a town and its conservation and enhancement is likely to add to the town itself. Effects are likely to be medium/long term and permanent.	None proposed.	
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed.	

Human Health	0	0	Directing new high footfall developments to town centres promotes active travel, with a subsequent impact on human health. Effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	+	+	The policy promotes the re-use of culturally important parts of our townscapes. Effects are likely to be medium/long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B2 Employment and Business Land

This policy seeks to approve, subject to other policies, new employment uses on land allocated/identified for business uses subject to exceptions. It will approve new employment uses, subject to other policies, on land allocated or identified on the proposals maps, or most recently used for this purpose. The policy ensures allocated employment sites are developed for suitable employment purposes and to protect these sites from non-employment development; existing employment use is retained and protected.

The preferred option maintains LDP 2017 policy, but provides further clarity on heavy goods vehicle movements.

The alternative option would be to include the above amendments, but also provide clarity that use-classes 10 and 11 of the Schedule associated with the Town and Country Planning (Use Classes) (Scotland) Order 1997 could be considered for Business Land and Employment land allocations, provided the obligations of the Town Centres First principles are applied.

In addition, this policy seeks to approve retail development in the countryside, subject to other policies, if it is designed alongside or is ancillary to a new or existing tourist or visitor attraction or is the expansion of an existing retail use in the countryside. The applicant must demonstrate they have considered the use of derelict buildings

and brownfield land and there will be no adverse impact on the vitality or viability of existing centres as a result of the development.

Table 8.6.4 Assessment of the policies and appendices– Policy B2

Policy:		Shaping Business Development – Policy B2 Employment and Business Land and Appendix 1 Employment Land Allocations			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Proposals in this policy limit the location of heavy goods vehicles to key transport routes and interchanges. It seeks to segregate industrial uses from homes. Effects are likely to be medium/long term and permanent.	Bad neighbour or noxious developments are not specifically controlled by planning policy.	No change. These development types are rare within Aberdeenshire and should be treated as departures on their own merits.
Water	0	0	No adverse impacts on water quality are anticipated from business land allocations as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed.	
Climatic Factors	0	0	No climate impacts are anticipated from this type of development, and allowing rural development may reduce travel distances. Development is directed to well-connected settlements with adequate services. Effects are likely to be medium/long term and permanent.	None proposed.	

Soil	0	0	No new development is proposed on prime agricultural land. Likewise, development is not promoted on areas that may flood. Development in rural areas will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Effects are likely to be medium/long term and permanent.	None proposed.	
Biodiversity	+	+	Development is directed to locations which are not identified wildlife sites and rural development will not impact on biodiversity resources. All development has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	None proposed.	
Landscape	0	0	No employment land allocations are made on protected landscapes and all existing designations are outwith sensitive areas. The siting and design of rural proposals is a primary consideration for any new development (Policy P1 Layout, Siting and Design). Effects are likely to be medium/long term and permanent.	None proposed.	
Material Assets	+	+	Business land development adds to the assets of each town that they are located within. Cumulative negative impacts may arise due to the unplanned nature of rural proposals. Effects are likely to be medium/long term and permanent.	None proposed. The modifications proposed to the policy augments the positive impacts of Material assets.	No change.
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed.	

Human Health	0	0	There are no effects on human health. Effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	0	0	There are no impacts on cultural heritage. Effects are likely to be medium/long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B3 Tourist Facilities

This policy welcomes development of new tourist facilities and refuses applications for conversion of existing tourist facilities to alternative uses. It supports shops that will act as a new or support an existing tourist destination, and which will make a contribution to the development of the area with no significant adverse effect on the vitality or viability of existing town centres subject.

The policy also supports new tourist facilities subject to other policies if they fit within the settlement boundary and deliver economic and social benefits. Proposals must respect the character and amenity of the surrounding area and potential cumulative impact should be assessed. We will refuse any proposal to convert existing tourist accommodation (with the exception of reinstatement to a dwellinghouse from one used for “bed and breakfast”) to other uses, unless satisfactory evidence is provided showing that it has been actively marketed for sale and that the current business is no longer viable.

The preferred option would be to maintain the LDP 2017 policies with minor amendments and to deal with major new developments on sites unrelated to settlements (e.g. a visitor centre next to a castle) as departures to the Plan. The policy would make reference to the need for a justification for the long-term success of the business, clarify the terms under which high value tourist developments should be provided, the level of protection given to existing tourist sites, and to clarify that shops ancillary to tourist developments are acceptable.

The alternative option 1 would be to expand the text of the policy to include an opportunity for major new tourist developments on sites unrelated to settlements, but with a strong association with an existing physical characteristic of a site (such as a listed building or ancient monument).

A further alternative option 2 would be to amend the policy to specifically prohibit tourism facility development in areas not well related to settlements in the Plan.

Table 8.6.5 Assessment of the polices and appendices – Policy B3

Policy:		Shaping Business Development – Policy B3 Tourist Facilities			
SEA Topics	Preferred option	Alternatives	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). Air quality is not impacted upon by tourist facilities close to settlements.	None proposed. Major new developments on sites unrelated to settlements, but with a strong association with an existing physical characteristic of a site (such as a listed building or ancient monument) is likely to increase impacts on air quality.	- (alternative option 1)
Water	0	0	No adverse impacts on water quality are anticipated as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed	
Climatic Factors	0	0	Developments will be required to adequately mitigate the potential impacts of traffic from their development by provision of active travel routes to their facility.	None proposed. The removal of the requirement for facilities to be closely related to settlements will have a negative effect on climate change issues.	- (alternative option 1)

Soil	?	?	Only in exceptional circumstances will development be permitted on prime agricultural land. Effects are likely to be medium/long term and permanent.	Circumstances where soils are impacted upon will be very rare and best dealt with on an ad hoc basis.	No change.
Biodiversity	0/+	0/-	All new construction has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	The alternative option 1 may impact upon biodiversity resources (when facilities are proposed adjacent to such sites). Other policies in the plan guard against such impacts.	No change.
Landscape	0	0	Applying policy E2 Landscape provides a context for ensuring design is likely to be acceptable. This is the case even when the preferred option for tourist development is implemented, despite potentially wider impacts	None proposed.	
Material Assets	0	0	The policy promotes the form of development in the areas identified and has limited impact on material assets. Effects are likely to be medium/long term and permanent.	None proposed.	
Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed.	
Human Health	0	0	There are no effects on human health. Effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy and alternatives promote the long term and permanent conservation of built heritage assets that may also serve as a tourist facility.	Both opportunities for long term re-use of cultural heritage and greater impacts on that heritage may arise. Policies in the Plan guard against such impacts except in "exceptional" circumstances.	No change.
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Business development – Policy B4 Special Development Areas

The preferred option would be to retain the LDP 2017 policy, which enables business development within the regeneration area by allowing cofounding through modest housing developments, but focusing the Regeneration Priority Area on the four towns in Banff, Macduff, Fraserburgh and Peterhead in order to promote town centre development in the four regeneration areas . A new Appendix will accompany the policy.

The policy also refers to the Energetica Corridor and planning advice will be published (formerly supplementary guidance in the LDP 2017) that will allow proposals to be described as an Energetica development if they adhere to the design and sustainability vision set out in the Planning Advice, “Energetica Placemaking”. The alternative option would be to retain the “Regeneration Priority Areas”, as set out in the Local Development Plan 2017, as it has had insufficient time to be shown to be a successful policy instrument.

Table 8.6.6 Assessment of the polices and appendices – Policy B4

Policy:		Shaping Business Development – Policy B4 Special Development Areas and Appendix 3 Regeneration Priority Areas			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	0	0	The policy promotes a form of development in four specific towns. It does not promote development in these areas. Effects are likely to be medium/long term and permanent.	None proposed.	

Water	0	0	No adverse impacts on water quality are anticipated as water emissions are controlled by policy RD1 Providing suitable services. Effects are likely to be medium/long term and permanent.	None proposed.	
Climatic Factors	0	0	Impact of the movement of people is minimised as development is promoted in locations that are served by public transport. Effects are likely to be medium/long term and permanent.	Developments will be required to adequately mitigate the potential impacts of traffic from their development by provision of active travel routes to their facility. The removal of the requirement for facilities to be closely related to settlements will have a negative effect on climate change issues.	-
Soil	0	?	The preferred option is within the settlement boundary and will have no impact. Only in exceptional circumstances will development proposed under the alternative option be permitted on prime agricultural land. Effects are likely to be medium/long term and permanent.	Circumstances where soils are impacted upon will be very rare and best dealt with on an ad hoc basis.	No change. Rarity may justify impacts for alternative.
Biodiversity	0	0	All new construction has to contribute to enhancing biodiversity through their development. Effects are likely to be medium/long term and permanent.	The alternative option may impact upon biodiversity resources (when facilities are proposed adjacent to such sites). Other policies in the Plan guard against such impacts.	No change.
Landscape	0	0	Development in special areas will not impact on special landscape areas. General protection of landscape character can be protected through the use of policy E2. Effects are likely to be medium/long term and permanent.	Applying policy E2 Landscape provides a context for ensuring design is likely to be acceptable. This is the case even when the preferred option for tourist development is implemented, despite potentially wider impacts.	No change. Issues addressed by a different policy.
Material Assets	0/+	0	The policy promotes the form of development in the areas identified with brownfield development opportunities. Effects are likely to be medium/long term and permanent.	None proposed.	

Population	0	0	There are no effects on population. Effects are likely to be medium/long term and permanent.	None proposed.	
Human Health	0	0	There are no effects on human health, but the preferred policy promotes development in existing settlements. Other policies in the Plan protect open spaces from development. Effects are likely to be medium/long term and permanent.	None proposed.	
Cultural Heritage	0	0	There are no impacts on cultural heritage, although the alternative option may create in the very long term a "lifestyle corridor". Historic sites and areas will be protected by existing policies HE1 and HE2. Effects are likely to be long term and permanent	With respect to the preferred option both opportunities for long term re-use of cultural heritage and greater impacts on that heritage may arise. Policies in the Plan guard against such impacts except in "exceptional" circumstances.	No change.
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Development in the Countryside

Shaping development in the countryside – Policy R1 Special Rural Areas

The preferred option is to maintain LDP 2017 policy, which restricts housing development opportunities in the green belt and coastal zone to reflect the special nature of these areas. Minor changes have been made to the green belt boundary to account for any new allocations, and the coastal zone boundary and green belt will be added as Appendices. It also allows essential infrastructure, such as digital communications and electricity grid connections. A wider and more comprehensive review of the coastal zone and green belt will be undertaken for the next plan.

The alternative option would be to make no amendments to extend the outer boundary of the green belt to account for the increased accessibility provided by the AWPR, allows only small-scale development, and to remove the coastal zone designation and current policy wording in favour of promoting an integrated policy approach. SPP would be taken forward at a local level through amendment to several of the Local Development Plan policies.

Table 8.6.7 Assessment of the policies and appendices – Policy R1

Policy:		Shaping Development in the Countryside – Policy R1 Special Rural Areas and Appendix 4 Boundaries of the Green Belt and Appendix 5 Coastal Zone			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). Development is significantly restricted in special rural areas. No impacts are anticipated on air quality. Effects are likely to be long term and permanent.	None proposed.	

Water	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on water quality. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on climatic factors. Effects are likely to be long term and permanent.	None proposed. Without having undertaken the fundamental review of the green belt until 2023, as set out as the preferred option above impacts on SEA topics cannot be judged. Removal of protection of the coastal zone is unlikely to have any effect as other designations cover the same area.	?
Soil	?	?	Development is significantly restricted in special rural areas. No impacts on protected soils are anticipated. Effects are likely to be long term and permanent.	None proposed.	
Biodiversity	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on biodiversity. Effects are likely to be long term and permanent.	All development is required to enhance biodiversity by policy P1. Removal of protection of the coastal zone is unlikely to have any effect as other natural heritage designations cover the same area.	No change.
Landscape	-	-	Impacts may be anticipated on Landscape quality. Effects are likely to be long term and permanent.	Coastal development may be justified by the need for a coastal location. Exceptional siting and design standards will have to be applied to any development. Protection of additional land from development would increase protection of the landscape over a very small part of Aberdeenshire.	No change. Achieved through the application of policy P1 Layout, siting and design. Modification of the policies would not be so great as to change the overall conclusion.

Material Assets	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on material assets. Effects are likely to be long term and permanent.	None proposed.	
Population	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on population. Effects are likely to be long term and permanent.	None proposed.	
Human Health	0	0	Development is significantly restricted in special rural areas. No impacts are anticipated on human health. Effects are likely to be long term and permanent.	None proposed. Without having yet undertaken the fundamental review of the green belt, as set out as the preferred option above, impacts on SEA topics cannot be judged.	?
Cultural Heritage	0	0	Re-development of vernacular buildings is significantly restricted in special rural areas, but as not all vernacular buildings are designated as listed buildings, this policy will not have a significant effect on cultural heritage if proposals are in line with historic environment policies. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping development in the countryside – Policy R2 Development Proposals Elsewhere in the Countryside

This policy restricts development proposals in the countryside area outwith the green belt and coastal zone to small-scale development that would be subject to conditions specified in the LDP.

The preferred option is to modify the LDP 2017 policy by:

- using the Scottish Government's Six Fold Urban Rural Classification to define accessible and remote areas for the application of rural policy;
- retaining the organic growth element of the policy but move to a criteria-based approach (Planning Advice could list the settlements that this policy applies to); and
- introducing an element to the brownfield provision of the R2 policy to account for larger brownfield sites.

The policy on farm succession will be carried forward from the LDP 2017.

The alternative option would be to:

- apply an adapted methodology combining a number of factors including the Scottish Government's Urban Rural Classification and local knowledge to introduce an "intermediate" area to the north and west of Mintlaw, and Longside. This would address particular issues associated with the characteristics of rural development in this area, but identifying a boundary for such an area to the south of Fraserburgh is proving to be very difficult. Given the scale of development in Fraserburgh, Mintlaw, and Peterhead we have to question whether re-development in villages surrounding these areas is the appropriate response.
- Remove organic growth in favour of supporting a planned approach to development with growth adjacent to settlements.
- To not introduce an element of flexibility for larger brownfield sites and permit only "small-scale" development.

Table 8.6.8 Assessment of the policies and appendices – Policy R2

Policy:		Shaping Development in the Countryside – Policy R2 Development Proposals Elsewhere in the Countryside			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	--	--	Development is permitted to single house, small-scale employment development, disused building, or land, small scale growth of settlements, retirement succession, and extension of additions to clusters. Impacts may occur due to the scale of rural development permitted, particularly in the remoter parts of Aberdeenshire where this policy use is rife. Impacts on air quality may occur. Effects are likely to be long term and permanent.	None proposed. Rural development is a tradition within some parts of Aberdeenshire. Some measures have been introduced to reduce the scale of development in rural areas, including significant emphasis on the need for appropriate design. Utilising the Urban/Rural Classification in the preferred option would have a positive impact on air quality issues as it reduces rural development opportunities.	--
Water	0	0	No impacts are anticipated on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed. Utilising the Urban/Rural Classification in the preferred option would have a positive impact on water quality issues as it reduces rural development opportunities.	No change.
Climatic Factors	-	-	Development is likely to lead to impact on climatic factors as development is located distant from services. Effects are likely to be long term and permanent.	None proposed. Rural development is a tradition within some parts of Aberdeenshire. Some measures have been introduced to reduce the scale of development in rural areas, including significant emphasis on the need for appropriate design. Utilising the Urban/Rural Classification in the preferred option would have a positive impact on climate change issues as it	-

				reduces rural development opportunities.	
Soil	?	?	Development will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Effects are likely to be long term and permanent.	None proposed. The preferred policy would promote development on brownfield land, conserving soil quality.	+
Biodiversity	+	+	Development will not impact on biodiversity resources. All development must demonstrate a design that enhances biodiversity in the area (policy P1 Layout, siting, and design). Effects are likely to be long term and permanent.	None proposed. The preferred policy promote development on brownfield land, conserving areas which may have biodiversity value. Conversely brownfield sites may have greater biodiversity than greenfield sites.	+
Landscape	0	0	Siting and design of new development is a primary consideration for any new development. Effects are likely to be long term and permanent.	None proposed. Utilising the Urban/Rural Classification in the preferred option would have a positive impact on landscape issues as it reduces rural development opportunities.	No change.
Material Assets	-	-	Cumulative negative impacts may arise due to the unplanned nature of this development type. Effects are likely to be long term and permanent.	None proposed. Organic growth promotes rural development in places where there is need for that development to sustain rural services, but this is unlikely to have a positive impact.	No change.
Population	0	0	Rural development will have no effect on population. Effects are likely to be long term and permanent.	None proposed.	
Human Health	0	0	Rural development will have no effect on human health. Effects are likely to be long term and permanent.	None proposed.	

Cultural Heritage	0	0	Re-development of vernacular buildings is restricted in rural areas, but as not all vernacular buildings are designated as listed buildings, this policy will not have a significant effect on cultural heritage if proposals are in line with historic environment policies. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping development in the countryside – Policy R3 Minerals

This policy only allows minerals development if enough information is provided to enable the full likely effects of the development to be assessed, together with *proposals* for appropriate control, mitigation and monitoring.

The preferred option is to make minor changes to the LDP 2017 policy to provide clarity. This includes clarifying wording associated with the review of conditions attached to mineral permissions, the need for Environmental Impact Assessments, consider transport impacts, adding wording to clarify how a buffer zone is established and when the community consultation is to be carried out. The policy also maintenance of a minerals landbank of at least 10 years for construction aggregates.

An alternative would be to maintain LDP 2017 rural development policy, but to not include additional guidance on hill tracks seeking to minimise potential impacts of their development.

Table 8.6.9 Assessment of the policies and appendices – Policy R3

Policy:		Shaping Development in the Countryside – Policy R3 Minerals			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Development of mineral workings is unlikely to have any impact on air quality. Effects are likely to be long term and permanent.	None proposed.	
Water	0	0	No impacts are anticipated on water quality through the application of policy R3 Minerals. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	-	-	Development is likely to lead to impact on climatic factors as development is located distant from existing services. Effects are likely to be long term and permanent.	None proposed. Mineral development is by its nature something which happens in the wider countryside.	No change.
Soil	0	0	Development will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Effects are likely to be long term and permanent.	None proposed.	
Biodiversity	+	+	Development will not impact on biodiversity resources. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed.	
Landscape	0	0	Siting and design of new development is a primary consideration for any new development. Reinstatement of mineral workings is a usual condition for mineral workings and hill tracks must	None proposed.	

			satisfactorily integrate into the landscape. Effects are likely to be long term and permanent.		
Material Assets	+	+	New mineral workings represent a key material asset for the area. Effects are likely to be long term and permanent.	None proposed.	
Population	0	0	Mineral workings and hill tracks will have no effect on population. Effects are likely to be long term and permanent.	None proposed.	
Human Health	0	0	Mineral workings will have no effect on human health. Effects are likely to be long term and permanent.	None proposed.	
Cultural Heritage	0	0	Cultural heritage aspects within Aberdeenshire are given sufficient protection by policies HE1 and HE2. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Table 8.6.10 Assessment of the polices and appendices – Policy R4

Policy:		Shaping Development in the Countryside – Policy R4 Hill Tracks			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Development of hill tracks is unlikely to have any impact on air quality. Effects are likely to be long term and permanent.	None proposed.	
Water	0	0	No impacts are anticipated on water quality through the application of policy R4 Hill tracks. Any impacts on water bodies require to be mitigated. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	0	0	Development of hill tracks is unlikely to have any significant impact on climatic factors. Any environmental impacts require to be mitigated. Effects are likely to be long term and permanent.	None proposed.	No change.
Soil	0	0	Development will not impact on prime agricultural land or peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. Any impacts such as soil erosion required to be mitigated. Effects are likely to be long term and permanent.	None proposed.	
Biodiversity	0	0	Development will not impact on biodiversity resources. Any impacts on habitats require to be mitigated. Effects are likely to be long term and permanent.	None proposed.	

Landscape	0	0	Siting and design of new development is a primary consideration for any new development. Hill tracks must satisfactorily integrate into the landscape. Effects are likely to be long term and permanent.	None proposed.	
Material Assets	+/0	+/0	New hill tracks could provide new or improved access to used sites for economic or environmental benefits. Effects are likely to be long term and permanent.	None proposed.	
Population	0	0	Hill tracks will have no effect on population. Effects are likely to be long term and permanent.	None proposed.	
Human Health	0	0	Hill tracks will have no effect on human health. Effects are likely to be long term and permanent.	None proposed.	
Cultural Heritage	0	0	Cultural heritage aspects within Aberdeenshire are given sufficient protection by policies HE1 and HE2. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Homes and Housing

Shaping Homes and Housing – Policy H1 Housing Land

The preferred option is to maintain LDP 2017 policy but raise the indicative standard density to 25 homes per hectare in the Settlement Statements (nominally 22 homes per hectare plus up to 40% open space). The policy will continue to support the development of housing on sites allocated for that purpose within the *Local Development Plan* and as shown in the Settlement Statements. It will not allow other types of development on designated housing land unless it is linked to the housing use and still allows the site to be developed to approximately the housing numbers shown in the Settlement Statements.

The alternative option would be to maintain LDP 2017 policy and revert to setting a maximum number of homes that are allowed on any one site as identified by the development bid. As argued through the *Local Development Plan 2017*, this would provide consistency and certainty for stakeholders. However, it could lead to some extraordinarily low densities of housebuilding in some locations.

Table 8.6.11 Assessment of the polices and appendices – Policy H1

Policy:		Shaping Homes and Housing – Policy H1 Housing Land and Appendix 6 Housing Land Allocations			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	-	-	Housing development is likely to have a localised impact on air quality issues. Effects are likely to be long term and permanent.	None proposed. These impacts are inherent in the nature of the development.	No change.
Water	0	0	No impacts are anticipated on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed.	

Climatic Factors	-	-	Housing allocations have been identified within existing settlements to help reduce potential impacts on transport in the area. In some areas this will not equate with the availability of a full range of services. Effects are likely to be long term and permanent.	None proposed. Housing development is by its nature something which happens in settlements of varying capacity. Restricting development only to settlements where there is a wide range of services is unlikely to be desirable. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on climatic factors. The alternative option would also provide these benefits.	No change.
Soil	-	-	Development may impact on prime agricultural land, but is directed away from peat soils. These are protected by policy C3 Carbon sinks and stores and PR1 Protecting important resources. In some cases development on prime agricultural land is necessary to allow for the future growth of the settlement. Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on land take. This is unlikely to have an impact on impact on soils. The alternative option would also provide these benefits.	No change.
Biodiversity	+	+	Development sites are directed to sites without biodiversity interests. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may present less of an impact on biodiversity. The alternative approach identifies the capacity of sites to be set in advance, also having a positive impact on biodiversity.	No change.
Landscape	0	0	The siting of new housing development is considered carefully for any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed. The preferred option set out above promotes a higher density of development which reduces land take and may have a positive impact on the landscape. The alternative option would also provide these benefits.	No change.

Material Assets	--	--	The scale of housing allocations cannot guarantee the provision of material assets that might be required in a given settlement. In many cases there may be deficits arising in material assets that cannot be resolved. Effects are likely to be long term and permanent.	Where material assets are required within a settlement the proposed Local Development Plan identifies what these are likely to be, but it cannot guarantee their deliverability due to the overriding need for deliverable housing developments. This is independent of the number of houses allowed on a development site.	-- Development may be insufficient to justify a sufficient developer obligation to resolve deficits in the material assets within a settlement.
Population	?	?	For many sites the significance of effects is uncertain as the house type is unknown. Effects are likely to be long term and permanent.	A mix of house types is required by policy P1 Layout, siting, and design.	No change.
Human Health	?	?	For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	Adequate connections are required for every development site through Policy RD1 Providing suitable services.	No change.
Cultural Heritage	+/-	+/-	Culturally significant sites within Aberdeenshire are avoided by housing land allocations. However, there is the potential for both positive and negative effects (e.g. does not encourage reuse of historic buildings, but it avoids setting impacts). Possible that this policy will not have a significant effect on cultural heritage if proposals are in line with historic environment policies. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping homes and housing – Policy H2 Affordable Housing

The preferred option is to maintain LDP 2017 policy, but amend it to state that the scale of affordable housing need in Aberdeenshire has increased to more than 48% of the allocations, and that as a matter of goodwill developers should engage with a housing association or affordable housing provider to deliver more than 25% of new homes on any development site.

While it will not be possible to meet all *affordable housing* needs through the Plan's housing *allocations*, this is still an important part of creating *sustainable mixed communities*. All new housing developments of four or more houses must include no less than 25% of the serviced plots for *affordable housing* according to the definitions in the current 2018 *Housing Need and Demand Assessment*.

Further good practice advice will be published as Planning Advice, which will amalgamate the former supplementary guidance on affordable housing and developer obligations.

As an alternative option radical approaches such as the securing of at least 25% of all sites from developers for the construction of affordable housing by a social housing provider, in advance of funding being guaranteed and made available, could be considered. This would result in the capacities available for private housebuilding on each site to be reduced and would have no impact on the level of public funding that would be required to increase the rate of affordable house building to an appropriate level.

Table 8.6.12 Assessment of the polices and appendices – Policy H2

Policy:		Shaping Homes and Housing – Policy H2 Affordable Housing			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). Affordable housing provision within development sites is unlikely to have an additional adverse impact on air quality. Effects are likely to be long term and permanent.	None proposed. These impacts are inherent in the nature of the development.	
Water	0	0	No impacts are anticipated from affordable housing on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	0	0	Affordable housing is proposed on existing housing sites within existing settlements. In some areas this will not equate with the availability of a full range of services. Effects are likely to be long term and permanent.	None proposed. Housing development is by its nature something which happens in settlements of varying capacity. Affordable housing development is appropriate for housing development sites in all settlements.	
Soil	0	0	Affordable housing is proposed on existing housing sites within existing settlements. In some areas this will require impacts on prime agricultural land. Effects are likely to be long term and permanent.	None proposed	
Biodiversity	+	+	Affordable housing is promoted on development sites without biodiversity interests. All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design).	None proposed	

			Effects are likely to be long term and permanent.		
Landscape	0	0	The siting of new affordable housing development is considered carefully within any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed	
Material Assets	--	--	The need to provide low cost affordable housing may prejudice the ability of a development to meet all of its obligations regarding material assets. Effects are likely to be long term and permanent.	Where material assets are required within a settlement the proposed Local Development Plan identifies what these are likely to be, but it cannot guarantee their deliverability due to the overriding need for deliverable affordable housing developments.	No Change. Development may be insufficient to justify a sufficient developer obligation to resolve deficits in the material assets within a settlement.
Population	?	?	For many sites the significance of effects is uncertain as the affordable house type is unknown. Effects are likely to be long term and permanent.	No change. A mix of house types is required by policy P1 Layout, siting, and design. Neither the preferred option, nor the alternative option, would have a material impact on the scale of affordable housing that could be provided.	
Human Health	?	?	For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	No change. Adequate connections are required for every development site through Policy RD1 Providing suitable services.	

Cultural Heritage	+/-	+/-	Culturally significant sites within Aberdeenshire are avoided by housing land allocations. However, there is the potential for both positive and negative effects (e.g. does not encourage reuse of historic buildings, but it avoids setting impacts). Possible that this policy will not have a significant effect on cultural heritage if proposals are in line with historic environment policies. Effects are likely to be long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Homes and housing – Policy H3 Special Needs Housing

This policy seeks to approve development for particular needs such as housing for the elderly or persons with special needs, subject to other policies, if there is identified need, the site is within a settlement (or in exceptional cases outwith a settlement), the development is compatible with neighbouring uses, suitable access to local services and public transport is available and the site’s topography and access is suitable for those with disabilities. This policy also states that where there is a demonstrable need, we will generally support proposals for special needs housing groups (i.e. not mainstream housing) on sites within settlements that are appropriate for such a use. The circumstances in which this general support applies are set out in the policy.

The preferred option is to maintain LDP 2017 policy with minor amendments.

No alternatives were proposed by respondents commenting on the Main Issues Report 2019.

Table 8.6.13 Assessment of the polices and appendices – Policy H3

Policy:		Shaping Homes and Housing – Policy H3 Special Needs Housing			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Special needs housing is unlikely to have an additional adverse impact on air quality. Effects are likely to be long term and permanent.	None proposed.	
Water	0		No impacts are anticipated from special needs housing on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	-		Special needs housing is subject to the full range of policies within the Local Development Plan. Some small-scale impacts on climatic factors may result from development. Other policies control issues such as flood risk. Effects are likely to be long term and permanent.	None proposed. Special needs housing is allowed in exceptional circumstances due to need.	
Soil	0		As an exception special needs housing may impact on prime agricultural land. Effects are likely to be long term and permanent.	None proposed. Exception provides the justification for potential impacts.	
Biodiversity	+		All development must demonstrate a design that enhances biodiversity in the area (Policy P1 Layout, siting and design). Effects are likely to be long term and permanent.	None proposed.	

Landscape	0		The siting of new special needs housing development is considered carefully within any site. Impacts are actively avoided. Effects are likely to be long term and permanent.	None proposed.	
Material Assets	--		It is unlikely that special needs housing will create a specific need for material assets within a settlement. Continuing care retirement communities have a specific requirement that the development is self-sufficient in the provision of facilities or would not have an impact on existing facilities. Effects are likely to be long term and permanent.	None proposed.	
Population	?		Special needs and continuing care retirement communities are likely to have specific requirements for the house types provided. No impact. Effects are likely to be long term and permanent.	A mix of house types is required by Policy P1 Layout, siting and design.	
Human Health	?		For many sites the significance of effects is uncertain as the impact on active travel is unknown. Effects are likely to be long term and permanent.	Adequate connections are required for every development site through Policy RD1 Providing suitable services.	
Cultural Heritage	+/-		Culturally significant sites within Aberdeenshire are avoided by housing land allocations. However, there is the potential for both positive and negative effects (e.g. does not encourage reuse of historic buildings, but it avoids setting impacts). Possible that this policy will not have a significant effect on cultural heritage if proposals are in line with historic environment policies. Effects are likely to be long term and permanent.	None proposed.	

Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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Shaping homes and housing – Policy H4 Residential Caravans

The aim of this policy is to protect the environment from the unnecessary and inappropriate siting of individual residential caravans and residential caravan sites, except in those circumstances where there may be an urgent need. Caravans are temporary structures, and often do not provide satisfactory living environments. Static caravans or mobile homes are often visually intrusive. It is preferable to have people living in permanent structures.

The preferred option is to maintain LDP 2017 policy with minor amendments. The policy does not generally support the erection of permanent residential caravans. The limited circumstances in which residential caravans may be permissible are set out in the policy.

No reasonable alternatives were proposed by respondents commenting on the Main Issues Report. It was suggested that the policy should be extended to cover 'huts', but Scottish Planning Policy defines a 'hut' as "recreational accommodation (i.e. not a principal residence)", and this policy regards caravans as a permanent form of residential accommodation.

Table 8.6.14 Assessment of the polices and appendices – Policy H4

Policy:		Shaping Homes and Housing – Policy H4 Residential Caravans			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Residential caravans are unlikely to have an impact on air pollution. Effects are likely to be long term and permanent.	None proposed.	-
Water	0		No impacts are anticipated from caravans on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed.	
Climatic Factors	0		Short term residential caravans are unlikely to have an impact of climatic factors in Aberdeenshire. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed. Development is temporary in nature.	-
Soil	0		Residential caravans are unlikely to have an impact on prime agricultural land or carbon rich soils. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed. Development is temporary in nature.	
Biodiversity	0		Caravans are unlikely to have an impact on biodiversity. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed.	

Landscape	-		Landscape impacts from caravans may result as they are unlikely to be designed to fit into a site and siting may be sub-optimal due to their temporary nature. Effects are likely to be short term and temporary.	None proposed.	
Material Assets	0		Impacts are likely to be negligible on material assets. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed.	
Population	0		No impacts on populations are anticipated. Use for caravans will preclude other forms of development. Effects are likely to be short term and temporary.	None proposed.	
Human Health	-		Caravans may not represent an appropriate form of residential accommodation, particularly as they age. While caravan design has improved over time, they are very unlikely to have the same lifespan as a house.	None proposed. Policy ensures that caravans are not used as permanent long-term residences.	
Cultural Heritage	0		While some customers have a tradition of using caravans as permanent homes this is not supported by this policy. Instead a separate policy makes provision for gypsy/travellers. Any effects are likely to be short term and temporary	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Homes and housing – Policy H5 Gypsies and Travellers

The policy will generally approve permanent or temporary halting sites for Gypsies/Travellers on sites allocated in the Plan. The policy details the criteria that must be met to allow such development to proceed. Proposals must also provide a secure environment and essential services (in the case of halting sites: water connection, refuse facilities and portable toilet), and allow reasonable access to employment, education, other community infrastructure and the main road network.

The preferred option is to retain LDP 2017 policy with minor amendments, including updating the terminology used in the policy to describe permanent sites, transit sites and stopping places.

No alternative policy is proposed as no comments were received on the Main Issues Report.

Table 8.6.15 Assessment of the polices and appendices – Policy H5

Policy:		Shaping Homes and Housing – Policy H5 Gypsy/Travellers			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	0		Due to their restricted use Gypsy/Traveller sites are unlikely to have an impact on air pollution. Effects are likely to be long term and permanent.	None proposed.	
Water	0		No impacts are anticipated from Gypsy/traveller sites on water quality through the application of policy RD1 Providing suitable services. Effects are likely to be long term and permanent.	None proposed.	

Climatic Factors	0		Short term Gypsy/Traveller sites are unlikely to have an impact of climatic factors in Aberdeenshire. However, private sites may not be in locations that would be suitable for general purpose housing with a direct impact on climate issues. Effects are likely to be medium to long term and permanent.	None proposed. Development is temporary in nature.	
Soil	-		Gypsy/Traveller sites may impact on prime agricultural land or carbon rich soils. Effects are likely to be medium to long term and permanent.	None proposed. The needs of this multiply deprived group may necessitate the loss of prime land.	
Biodiversity	0		Gypsy/Traveller sites are unlikely to have an impact on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	-		Landscape impacts from Gypsy/Traveller sites may result as they are not bound by other siting and design factors due to the needs of this multiply deprived group. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		Due to the scale of Gypsy/Traveller sites impacts are likely to be negligible on material assets. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0		No impacts on populations are anticipated from Gypsy/Traveller sites. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	-		Accommodation used by Gypsy/Travellers may not be the most appropriate for the climatic factors found in Aberdeenshire, leading to issues of illness. Vans are an unsuitable form of residential accommodation. Effects are likely to be medium to long term and permanent.	None proposed.	

Cultural Heritage	+		The lifestyle and culture of the Gypsy/Travellers community is an important part of Scottish life and requires to be sustained, albeit with significant actions to address some of the issues of deprivation from which they suffer.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places

Shaping Places - Policy P1 Layout, Siting and Design

Overall, this policy will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design.

The preferred option is to retain policy P1 but include design guidance for new development by providing a more detailed interpretation of the six qualities of successful places, as set out in the Policy. Its purpose would be to set clear reasons why proposals cannot be supported where they conflict with a relevant criterion. Larger developments may be required to go through a design review process.

Minor amendments to the existing text on masterplans, which will have a life span of 5 years, and larger developments are also proposed. Guidance on preparing masterplans will also be published as planning advice.

On biodiversity enhancement, add text that allows off-site contributions towards biodiversity enhancement within the settlement in very rare circumstances, when it is not practical to meet biodiversity net gain within a development site.

The alternative option would be to maintain LDP 2017 policy on Layout, siting and design and do not require the need for larger developments to go through a design review process, include additional advice as new appendices

relating to design, which does not provide adequate reinforcement for the requirement for compliance with approved masterplans/development frameworks, limit the lifespan of masterplans, and not allow off-site biodiversity contributions.

Table 8.6.16 Assessment of the polices and appendices – Policy P1

Policy:		Shaping Places - Policy P1 Layout, Siting and Design and Appendix 8 Successful Placemaking Design Guidance and Appendix 9 Building Design Guidance			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	No impact on air quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+	+	The policy advocates efficient use of water resources. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	+	The policy requires improved climatic performance through adaptability and efficiency measures. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	There will be no impact on soil quality as the policy promotes the nature of development not the development itself. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+	+	Specific measures are required for every development to enhance biodiversity. Effects are likely to be medium to long term and permanent.	The preferred option would increase the range and scope of matters on which a development proposal should be judged, including biodiversity enhancements.	++ (preferred option)

Landscape	0	0	The policy promotes developments that are both distinctive and welcoming through visual appeal. No impacts on landscape are anticipated. Effects are likely to be medium to long term and permanent.	The preferred option would increase the range and scope of matters on which a development proposal should be judged, including setting in the landscape.	+ (preferred option)
Material Assets	0	0	The policy does not create any material assets. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	+	+	The proposal would have a positive effect through promoting distinctive, safe, welcoming, and adaptable designs. Effects are likely to be medium to long term and permanent.	The preferred option would increase the range and scope of matters on which a development proposal should be judged, including accessible, safe, and welcoming designs.	++ (preferred option)
Human Health	+	+	The policy promotes well connected places. Effects are likely to be medium to long term and permanent.	None proposed. The preferred option would increase the range and scope of matters on which a development proposal should be judged, including connections and promoting regeneration.	+/? (preferred option)
Cultural Heritage	+	+	The policy promotes local identity and a sense of place. Effects are likely to be medium to long term and permanent.	None proposed. The preferred option would increase the range and scope of matters on which a development proposal should be judged, including matters of identity and sense of place.	+ (preferred option)
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P2 Open Spaces and Access to new developments

This policy expects all new housing developments to be accompanied by adequate public open space, as required in the Aberdeenshire Parks and Open Spaces Strategy. It is expected that 40% of each major development site should be devoted to good-quality open space or contribute to the 40% open space components of the approved *masterplan* or framework which applies. At least 120m² of public open space per home must be provided for *proposals* on allocated sites of less than 50 homes. Alternatively, and expressly for *windfall sites*, this may take the form, in whole or part, of improving existing open space within the settlement where the Open Space Audit identifies a need.

The preferred option is to maintain LDP 2017 policy but remove the term “should” and substitute “must” from the first paragraph of the policy (“All new developments must be accompanied by adequate public open space) to ensure that the obligation for adequate public open space is a requirement for new developments. Text relating to wheeling, promoting open space that is rich in biodiversity, and the early implementation of strategic landscaping or use of temporary green infrastructure on unused or underused land within a settlement, should be added to the policy. Green networks will also be relabelled ‘green-blue networks’.

The hierarchy and standards of open space will be provided as an Appendix. Weblinks to the Open Space Strategy and audit will also be included.

The alternative option would be to not include amendments to the policy.

Table 8.6.17 Assessment of the polices and appendices – Policy P2

Policy:		Shaping Places - Policy P2 Open Space and Access in New Developments and Appendix 10 Standards for Open Space			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	No impact on air quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	No impact on water quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	+	Increased open space and informal access is likely to decrease climatic impacts. Effects are likely to be medium to long term and permanent.	Proposed modification makes actions to combat climate change more likely.	No change.
Soil	+	+	There will be a positive impact on soil quality as the policy promotes the conservation of land within developments as open space. Effects are likely to be medium to long term and permanent.	None proposed. An obligation to provide open space will by all accounts conserve soil structure issues.	No change.
Biodiversity	+	+	Open space and access routes will contribute to opportunities to enhance biodiversity within developments. Effects are likely to be medium to long term and permanent.	An obligation to provide open space will continue to promote biodiversity enhancement and species rich areas.	No change.
Landscape	+	+	Open space within developments increases the opportunity for them to integrate into existing landscapes.	None proposed. Greater recognition may be required for early provision of strategic landscaping for large development sites.	Strategic landscaping should not be introduced to the Settlement Statements

					where appropriate.
Material Assets	+	0	Access routes within developments are an important material asset and are promoted. Effects are likely to be medium to long term and permanent.	An obligation to consider open space may improve performance on this topic.	
Population	+	+	The proposal would have a positive effect through promoting safe, welcoming, distinctive, well connected, and accessible open space. Effects are likely to be medium to long term and permanent.	None proposed.	No change.
Human Health	+	+	The policy encourages walking within developments. Effects are likely to be medium to long term and permanent.	Obligation would have a greater positive impact on the provision of informal access in developments.	
Cultural Heritage	0	0	The policy promoted has no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P3 Infill Developments within Settlements and Householder Developments (including home and work proposals)

The policy supports development on vacant sites within a settlement boundary that has no specific land use allocation (also known as infill developments), as long as the development respects the scale, density and character of its surroundings and will not erode the character or amenity of the surrounding area. Applicants will also need to demonstrate that there will be no significant interference with the existing or proposed use of neighbouring sites, or the accessibility of future potential development areas. This policy also applies to applications to change the use of existing buildings within settlements.

The preferred option would be to maintain LDP 2017 policy, but for clarity, amend the title of the policy to ensure that all householder developments are considered under this policy, and not just proposals within settlements. Policy includes a reference to the building design Appendix in Policy P1 to ensure a consistent approach is applied in the decision-making process.

The alternative option would be to not maintain LDP 2017 policy, but only amend the title to ensure all householder developments are considered under this policy and not refer to the new Appendix linked to design.

Table 8.6.18 Assessment of the polices and appendices – Policy P3

Policy:		Shaping Places - Policy P3 Infill Developments within Settlements and Householder Developments (including home and work proposals)			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	None proposed.	

Water	0	0	No impact on water quality is anticipated through this policy group. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	+	Reuse of existing urban space is likely to involve the use of brownfield land and reduce travel. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	+	+	There will be a positive impact on soil quality as the policy through the use of brownfield land. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	-	-	Infill developments may impact on urban biodiversity. All development sites have to enhance biodiversity. Effects are likely to be medium to long term and permanent.	None proposed. The loss of urban wildlife sites within Aberdeenshire towns or associated with existing development is a sustainable form of development that outweighs conservation of rural habitats.	
Landscape	0	0	Infill and householder developments are unlikely to have an impact on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	Infill and householder developments are unlikely to have an impact on material assets. Development under this policy may promote more intensive use of existing facilities. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy is unlikely to have an effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	

Cultural Heritage	-	-	The policy may have a negative effect on cultural heritage issues. Infill and householder development will have to be adequately controlled through policy P1 to avoid these impacts. The historic environment policies would also apply, where relevant. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P4 Hazardous and Potentially Polluting Developments, and Contaminated Land.

The policy will refuse developments if there is a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment, or infill development that could prejudice existing operations. This includes developments advised by the Health and Safety Executive to be in close proximity to hazardous facilities. Development will not be allowed on contaminated land without appropriate remediation, as detailed in the policy.

Prospective applicants should check whether their proposed development is within a consultation zone of a major hazard site or a major accident hazard pipeline, and should obtain further advice if this is the case. This confirmation and advice can be obtained via the HSE Planning Advice Web App at www.hse.gov.uk/landuseplanning/developers.htm or from the relevant Aberdeenshire Council Development Management Team.

The preferred option is to retain LDP 2017 policy with minor amendments, including a reference to air and noise issues.

An alternative policy is to split Policy P4 in two, with one policy on proposals within consultation zones, and the other on hazardous and potentially polluting developments, but there will be no difference in policy content with the preferred option.

Table 8.6.19 Assessment of the policies and appendices – Policy P4

Policy:		Shaping Places - Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	Air quality in new developments should be enhanced by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+	+	Water quality in new developments should be enhanced by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Policy is unlikely to have an effect. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Policy is unlikely to have an effect. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	-	-	There will be no impact on biodiversity through the policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	+	+	The policy is unlikely to have a positive impact on human health by segregating polluting developments from people. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy promoted will have no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P5 Digital Infrastructure.

The policy supports digital infrastructure to homes and businesses subject to complying with other policies. The preferred option is to maintain LDP 2017 policy with a minor amendment.

No reasonable alternatives were proposed during the consultation of the Main Issues Report 2019.

Table 8.6.20 Assessment of the polices and appendices – Policy P5

Policy:		Shaping Places - Policy P5 Digital Infrastructure			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		Air quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		Water quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0		Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	0		Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0		The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy promoted will have no effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places - Policy P6 Community Facilities and Public Amenities

The policy supports the provision of new community infrastructure, comprising indoor or outdoor *infrastructure*, which are in accessible locations within *settlements* and are available to all community residents. A Legal Agreement may be needed to ensure that new facilities are available to all members of the community for a reasonable amount of time on a regular basis. Where existing community infrastructure within *settlements* have become surplus to requirements, due to new or updated facilities being provided elsewhere, we will approve *proposals* for their re-use or redevelopment subject to compliance with other policies in the Plan. Proposals should be consistent with the terms of other policies contained within the LDP.

The preferred option is to leave the LDP 2017 policy largely unchanged, and include minor modifications to allow Use Classes 10 (non-residential institutions) and 11 (leisure) on other sites within a settlement in the interests of public amenity, should a town centre site not be available, and that major footfall generating uses should be directed to town centres.

The alternative option would be to modify the policy to require that only town centres are the location for community facilities, not just generally accessible locations. This could be a significant disadvantage for our most remote rural communities.

Table 8.6.21 Assessment of the polices and appendices – Policy P6

Policy:		Shaping Places - Policy P6 Community Facilities and Public Amenities			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Water	0	0	Water quality in new developments should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	Landscape issues are unlikely to be impacted on by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+	0	The policy promotes the creation of material assets in communities. Effects are likely to be medium to long term and permanent.	The alternative option may reduce the positive impacts of this policy.	No change.
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+	+	The policy promoted will promote sense of place and cultural heritage in the settlement. Effects are likely to be medium to long term and permanent.	None proposed. The alternative option may reduce the positive impacts of this policy	No change.
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Natural Heritage and Landscape

Natural Heritage and Landscape – Policy E1 Natural Heritage.

The policy seeks to protect and, wherever possible, improve designated nature conservation sites and the wider *biodiversity* and *geodiversity* (the variety of earth materials, forms and processes that constitute and shape the Earth) of the Plan area.

The preferred option is to retain LDP 2017 policy with minor modifications to state:

- “**unacceptable** adverse effects” in the first six paragraphs;
- the need for appropriate assessments;
- to clarify the criteria that a proposal on a European site, Local Nature Conservation Sites, and protected species must pass to allow development to proceed;
- presumption against removal of ancient woodland;
- to include all the Local Nature Conservation Sites as an Appendix, which details all designated sites including a map indicating location and boundary of each site and a short description of its feature(s) of interest; and
- mitigation on and/or off-site in rare cases is added to Policy P1 Layout, Siting and Design.

The alternative option would be to not include detailed criteria and add the LNCS Appendix, but maintain LDP policy unchanged, which lacks clarity.

Table 8.6.22 Assessment of the polices and appendices – Policy E1

Policy:		Natural Heritage and Landscape – Policy E1 Natural Heritage and Appendix 12 Local Nature Conservation Sites			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality in new developments is unlikely to be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments is unlikely to be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors should not be affected by this policy. Effects are likely to be medium to long term and permanent.	Specific reference could be made to carbon rich soils as an area of importance to Geodiversity within the Plan.	No change.
Soil	+	+	The policy will safeguard existing sites, but is unlikely to have any additional effect on soils other than that provided by Policy E1 and PR1 and C3. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	++	++	Significant protection will be afforded to premium biodiversity interests. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	+	+	The policy will assist in maintaining existing landscapes and indirectly the Appendix will contribute to protecting the landscape character. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	+/0	+/0	The Appendix will have some positive effects as some sites provide attractive areas of open space. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	+/0	+/0	The Appendix will have some positive effects as some sites provide attractive areas of open space that encourage walking. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve well established landscapes. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Natural Heritage and Landscape – Policy E2 Landscape

This policy will refuse developments that cause unacceptable landscape impacts or otherwise significantly erodes the characteristics of landscapes as defined in the Landscape Character Assessments produced by NatureScot or have been identified as landscapes of local importance (Special Landscape Areas).

A proposal's scale, location and design must be appropriate to the landscape character of the area, and not have an adverse impact on: the key natural landscape character elements or historic features of the landscape character; the overall composition or quality of the landscape character, particularly if the landscape is currently perceived as largely unspoiled; or any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character.

The preferred option is to retain LDP 2017 policy with minor modifications to reference the Landscape and Visual Impact Assessment as a means of assessing landscape issues in paragraph one, and to include all the Special Landscape Areas as an Appendix, which provides policy advice on the ten Special Landscape Areas across Aberdeenshire (was formerly supplementary guidance).

An alternative option would be to retain LDP 2017 policy but review SLA's to take account of the Aberdeen Western Peripheral Route.

Table 8.6.23 Assessment of the polices and appendices – Policy E2

Policy:		Natural Heritage and Landscape – Policy E2 Landscape and Appendix 13 Aberdeenshire Special Landscape Areas			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	No change.
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscapes and landscape character. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve well established landscapes. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Natural Heritage and Landscape – Policy E3 Forestry and Woodland

This policy provides a link to the Aberdeenshire Forestry and Woodland Strategy, which sets out Aberdeenshire’s Woodland Strategy for new woods and trees, and sets out a presumption against the loss of healthy trees and hedges. The policy lists eight themes that are contained in the Strategy, and under each theme the Strategy sets out key issues and opportunities for forests and woodlands. These themes include climate change, tree planting, protection, accessibility and enhancing the natural and historic environment. The Strategy was formerly supplementary guidance in the LDP 2017 and remains unchanged. The Aberdeenshire Forestry and Woodlands Strategy was considered in the Environmental Report for the LDP 2017.

No alternative was identified after the consultation on the Main Issues Report 2019.

Table 8.6.24 Assessment of the polices and appendices – Policy E3

Policy:		Natural Heritage and Landscape – Policy E3 Forestry and Woodland			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	

Soil	+		The policy is unlikely to have any effect on soil quality other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+		The policy is unlikely to have any effect on biodiversity other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+		The policy is unlikely to have any additional effect on landscape other than that provided by Policy PR1. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0		The policy is unlikely to have any effect on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+		The policy is unlikely to have any additional effect on Cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

The Historic Environment

The Historic Environment – Policy HE1 Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings)

The policy will resist development that would have a detrimental effect on the character, integrity or setting of buildings on the list of Special Historic Interest for Aberdeenshire, scheduled monuments or other archaeological sites subject to the detailed criteria contained within this policy. In all cases we will encourage their protection, enhancement active use and conservation.

Listed Buildings

This policy seeks to protect all “listed buildings” contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire and we will encourage their protection, maintenance, enhancement, active use and conservation. We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.

Archaeological Sites and Monuments

This policy seeks to only approve development that would have an adverse effect on a scheduled monument or on any other archaeological site of either national or local importance, or having an adverse impact on the integrity of their setting, subject to other policies, if there are exceptional circumstances, including those of a social or economic nature, and there is no alternative site; and where there is doubt, the applicant has provided further information on the nature and location of the archaeological feature(s) involved, prior to determination of the planning application.

The preferred policy is to maintain LDP 2017 policy with minor modifications that clarifies that the original “structure” relates to “any features of special architectural, cultural, or historic interest”, when listed buildings can be demolished, mitigation measures on archaeological sites are to the satisfaction of the Council, and a design statement will be required where historic sites are to be affected.

An alternative policy would be to not make the above changes, which lacks some clarity and the need for design statements.

Table 8.6.25 Assessment of the polices and appendices – Policy HE1

Policy:		The Historic Environment – Policy HE1 Protecting Listed Buildings, Scheduled Monuments and Archaeological Sites (including other historic buildings)			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as listed vernacular buildings and protected sites within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	++	++	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve buildings, sites, and monuments of importance to local cultural identity. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places – Policy HE2 Protecting Historic, Cultural and Conservation Areas

The policy provides protection of wider historical sites such as conservation areas, national Battlefields, unlisted buildings, designated historic gardens, and designed landscapes in order to preserve their character and contribute to the objectives of the designation.

The preferred option is to maintain LDP 2017 policy with minor modifications that requires proposals to accord with a Conservation Management Plan or Appraisals, subheadings, and a design statement.

An alternative policy would be to not make the above changes to include the need for design documents to ensure high quality design within these historic sites.

Table 8.6.26 Assessment of the polices and appendices – Policy HE2

Policy:		The Historic Environment – Policy HE2 Protecting Historic, Cultural and Conservation Areas and Appendix 11 Conservation Areas			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as designed landscapes and battlefields within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	++	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve wider historic environments across Aberdeenshire. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Shaping Places – Policy HE3 Enabling development to safeguard Historic Buildings at Risk

The policy will only approve development on unallocated sites to provide finance for works to secure the long-term future of and reuse of a building that is listed and on the Buildings at Risk Register. In exceptional cases, this *policy* could be applied to other buildings agreed to be exceptionally worthy of conservation and reuse and which has been proven to be seriously at risk of imminent collapse or further decay. The wider public benefits of securing the conservation and reuse of the building through enabling development must significantly outweigh any disadvantages of allowing the development.

The preferred option is to maintain LDP 2017 with minor modifications to stated that it could be applied to non-designated historic assets and to introduce a statement on the location for enabling development (i.e. while there is no restriction on its location, it is preferred to be near the listed building, as long as it is appropriately designed and does not detrimentally affect the listed building and its setting).

An alternative policy would be to state that the policy does not apply to enabling commercial developments, such as golf courses, but the title has since been amended by the Reporter to focus on buildings at risk.

In addition, provide glossary definitions of “Vernacular Building”, “Design Statement”, “Statement of Special Significance”, “Historic Landscape Management Plans” “Conservation Deficit” and “Enabling Development Appraisal”.

An alternative policy would be to not make the above changes.

Table 8.6.27 Assessment of the polices and appendices – Policy HE3

Policy:		The Historic Environment – Policy HE3 Enabling development to safeguard Historic Buildings at Risk			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	Water quality in new developments will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0	0	Climatic factors will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	Soil quality issues will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0	0	Biodiversity will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will assist in maintaining existing key landscape features such as designed landscapes and battlefields within the landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	++	++	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve specific monuments across Aberdeenshire. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources

Protecting Resources – Policy PR1 Protecting Important Resources

This policy does not approve developments that have a negative effect on important environmental resources associated with the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, *open space*, and important trees and woodlands. In all cases development that impact on any of these features will only be permitted when public economic or social benefits clearly outweigh the value of the site to the local community, and there are no reasonable alternative sites.

The preferred option is to maintain LDP 2017 policy with minor additions to:

- provide greater clarity on air quality, water environment, new woodlands;
- provide glossary definitions of waterbodies, water environment and ancient woodland;
- only essential development should be allowed on prime agricultural land;
- introduce text on peat and carbon rich soils; and
- to include all the Minerals areas of search as an Appendix, which details all areas of search including a map indicating location and boundary of each site. Two additional minerals safeguard sites have been added to the from the 2017 list.

An alternative policy would be to not make the above changes to improve clarity and provide and glossary definition on the water environment and retention of ancient woodland.

Table 8.6.28 Assessment of the policies and appendices – Policy PR1

Policy:		Protecting Resources – Policy PR1 Protecting Important Resources and Appendix 14 Areas Safeguarded or Identified as Areas of Search for Minerals			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	+	+	Water quality is likely to be protected by the obligation to consider the water environment in making development management decisions. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	+	Climatic factors will be enhanced by conservation of prime agricultural land, peat and carbon rich soils and trees and woodlands. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	+	+	Both prime agricultural land and peat and carbon soils are given specific protection from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+	+	Biodiversity associated with the potential removal of trees must be assessed through this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Landscape	+	+	The policy will assist in sustaining specific landscapes where it is known that there is a minerals resource capable of future extraction. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy would have no effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	+	+	The policy promoted will have a positive effect on the cultural heritage of the area through helping to conserve ancient woodlands that are of importance to local cultural identity. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources – Policy PR2 Reserving and Protecting Important Development Sites

The policy safeguards and does not allow alternative development on sites that may reasonably be required in the future for: the delivery of transportation improvements; cemeteries, energy generation and transmission; waste management facilities; education facilities; and other community infrastructure as strategic resources, including the sites to support the “national developments” identified in National Planning Framework. Where these are known they are identified in the relevant Settlement Statements.

This policy will not approve any development that would have a significant adverse effect on any safeguarded site that has been identified on a Settlement Statement for a transport infrastructure project or that has been identified in the local or regional Transport Strategy or in the Strategic Transport Projects Review; any routes that are recognised in the core paths plan network; any routes of closed railways, including their abutments, embankments and cuttings; the present or possible future operations or safety of existing airports or airfields; or operational areas of ports and harbours.

The preferred option is to retain LDP 2017 policy with minor modification to add cemeteries to the list of protected sites.

An alternative policy would be to not make the above changes.

While this policy does not in itself allocate land for development but rather stops other development on safeguarded sites, it does allow for the uses listed this policy ‘in principle’, and as an indirect consequence, could have an impact on the local environment and people. These consequential positive and negative impacts are reflected in the scores below.

Table 8.6.29 Assessment of the policies and appendices – Policy PR2

Policy:		Protecting Resources – Policy PR2 Reserving and Protecting Important Development Sites			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			<p>Comments</p> <p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	0	0	Air quality will not be affected by this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	--	--	Important development sites may be within flood areas or on other areas where there are water interests. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Climatic Factors	--	--	Depending on the location there may be climatic effects associated with reserving important development sites. In most cases these will be long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Soil	--	--	Depending on the location development may impact on prime agricultural land or carbon rich soils. Both prime agricultural land and peat and carbon soils are given specific protection from this policy. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Biodiversity	--	--	In some locations important biodiversity may be prejudiced by the need for an important development site. Biodiversity associated with the potential removal of trees must be assessed through this policy. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated. In all cases the opportunities for biodiversity enhancement will be examined.	

Landscape	--	--	In some locations significant landscape impacts may arise from the developments. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Material Assets	++	+	Important development sites will be required to allow public infrastructure to be provided. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	--	--	In some locations significant impacts on open space may arise from the developments. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated.	
Cultural Heritage	--	--	In some locations significant impacts on the cultural heritage of the area may result. Effects are likely to be medium to long term and permanent.	None proposed. Development in such places must be shown to be necessary in that location, and alternative locations should be evaluated. Consideration of historic environment during the design stage should be undertaken.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Protecting Resources – Policy PR3 Reuse, Recycling and Waste

The preferred option is to retain LDP 2017 policy unaltered. The policy controls the development, location and use of land for waste facilities. It also aims to reduce negative impact of waste facilities on local amenities and addresses various statutory and non-statutory requirements, which may require additional information to be provided. The policy also sets out to ensure neighbouring developments do not compromise waste handling operations at an existing waste management site.

No reasonable alternatives were proposed during the consultation on the Main Issues Report 2019.

Table 8.6.30 Assessment of the polices and appendices – Policy PR3

Policy:		Protecting Resources – Policy PR3 Reuse, Recycling and Waste and Appendix 15 Recycling and Waste Facilities			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	--/-		As development is directed to existing waste sites or employment land, impacts will limit Air quality. Waste facilities require a full assessment of the likely impacts. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		Risks to water quality are minimised by policy RD1 Providing suitable services. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+		Policy promotes the provision of waste facilities near existing generators. In most cases these will be long term and permanent.	None proposed.	

Soil	+		The policy is unlikely to have an impact on either prime agricultural land or carbon rich soils. Recycling points are promoted in the Settlement Statements. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	--		The policy is unlikely to have an impact on biodiversity interests. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	--		Given the need for such facilities to be co-located with generators of waste, landscape impacts are likely to be minimal. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++		Waste facilities are important elements of public infrastructure. Important development sites will be required to allow public infrastructure to be provided. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0		The policy would have no effect on existing populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0		The policy would have no effect on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy would have no effect on cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change

Climate Change – Policy C1 Using Resources in Buildings

This policy provides a framework for the conservation of energy and water within new buildings and the preferred option is to strengthen the policy and set higher standards by stating that all development must “at least” achieve a sustainability rating of ‘Gold’ level for carbon dioxide reduction and energy efficiency. The ambition to exceed to ‘Platinum’ rating is now on the basis of “wherever feasible”. The policy no longer specifies what the carbon dioxide reduction should be, but states that development should “at least” meet the current Scottish building regulations Target Emissions Rate (TER). The use of alternative fuel vehicles is now promoted in the policy. New planning advice on Energy Statements is also proposed.

An alternative option would be to delete substantial parts of the policy and revert to changing Building Regulations over the life of the Plan to provide substance to paragraph 3F of the Climate Change Act 2009 (i.e. remove the reference to the “Gold” standard in the policy and remove the text relating to planning advice, as it could be deemed that additional planning advice on meeting the Building Regulations is not required). As the Building Regulations have not moved forward as fast as we would like them, adopting a separate standard is unenforceable in planning terms and the information may not be available at the time of initial planning discussions.

Table 8.6.31 Assessment of the polices and appendices – Policy C1

Policy:		Climate Change – Policy C1 Using Resources in Buildings			
SEA Topics	Preferred option	Alternatives	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	+	+	Home generated power will reduce demands from other sources, resulting in general air quality improvements. Effects are likely to be short term as generation moves to 100%	None proposed.	

			sustainable sources. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.		
Water	+	+	Water conservation measures would reduce impacts on water abstraction rates. Effects are likely to be medium to long term and permanent. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.	None proposed.	
Climatic Factors	0/+	0	There are no direct impacts on climatic factors from this policy. Effects are likely to be medium to long term and permanent. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.	None proposed.	
Soil	0/+	0	There are no impacts on soil quality from this policy. Effects are likely to be medium to long term and permanent. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.	None proposed.	
Biodiversity	0	0	There are no impacts on the provision of biodiversity or open space. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	There are no impacts on landscape from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	

Material Assets	0/+	0	There are no impacts on material assets from this policy. Effects are likely to be medium to long term and permanent. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.	None proposed.	
Population	0/+	0	There are no impacts on population from this policy. Effects are likely to be medium to long term and permanent. The preferred option, which seeks to address climate change issues in proposed developments and the increase to a "Platinum" sustainability standard would increase the positive aspects of this policy, but it is not obligatory.	None proposed.	
Human Health	0	0	There are no impacts on human health from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	There are no impacts on cultural heritage from this policy. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change – Policy C2 Renewable Energy

Policy C2 sets out a general presumption in favour of development supporting the generation of renewable energy technologies in the right places and subject to appropriate controls.

The preferred option is to maintain LDP 2017 policy, but add text relating to the following:

- re-powering of wind turbines sites in perpetuity to reflect Scottish Planning Policy paragraphs 161 and 170, including the preference for re-use of existing base;
- cross reference to Rural Development, Natural Heritage and Landscape, the Historic Environment and Protecting resources chapters;
- enhance the references to siting and design as a clear consideration in the development of solar panels; and
- a revised section on on-farm biomass energy generation to highlight their potential impact on amenity and air quality.

As an alternative option would be to retain the existing LDP unaltered, but this would make it less robust.

Table 8.6.32 Assessment of the polices and appendices – Policy C2

Policy:		Climate Change – Policy C2 Renewable Energy			
SEA Topics	Preferred option	Alternative	Comments	Mitigation measures (i.e. changes required)	Revised effect
			Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 		
Air	++	++	Promoting generation of renewable energy within Aberdeenshire will have a positive effect on air quality. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to re-power them.	None proposed. Removal of a temporary consent makes any impacts more positive.	

Water	-	-	Hydroelectric power generation may have a negative impact on water quality. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Policy requires economic justification for larger schemes. Removal of a temporary consent makes any impacts more positive.	0
Climatic Factors	0	0	Renewable energy generation will have no impact on climatic factors other than slowing down the rate of catastrophic change. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Removal of a temporary consent makes any impacts more positive.	
Soil	--	--	Renewable energy generation may have an adverse impact, particularly on higher altitude carbon rich soils. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Policy C3 requires the use of a "carbon calculator" technique to evaluate possible impacts and ensure that they are carbon neutral. Removal of a temporary consent makes any impacts more positive.	
Biodiversity	0	0	Renewable energy schemes are unlikely to impact on biodiversity interests. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Policy in E1 safeguards against impacts.	
Landscape	--	--	Renewable energy development may have a significant impact on landscape quality and character. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. There is no prospect for protecting large landscapes from incremental development of turbines and wind farms. Removal of a temporary consent makes any impacts more negative.	
Material Assets	+	+	Renewable energy schemes are likely to provide positive community assets, particularly if combined heat and power biomass plants are proposed. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Removal of a temporary consent makes any impacts more positive.	

Population	0	0	The policy will have no impact on populations. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed.	
Human Health	0	0	The policy will have impacts on human health. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed.	
Cultural Heritage	--	--	The policy will have limited impacts on cultural heritage. Impacts on wider cultural landscapes from developments outwith their borders is a real risk. Effects are likely to be medium to long term and in the case of wind turbines, temporary unless consent is sought to repower them.	None proposed. Removal of a temporary consent makes any impacts less negative.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change – Policy C3 Carbon Sinks and Stores

The policy ensures that important carbon stores, such as peat and woodland, are protected, including carbon capture and storage developments. Major development proposals that may result in the loss of or disturbance to peat will only be permitted if tools such as the “Carbon Calculator” demonstrate that the development will, within its lifetime, have no net effect on CO₂. Removal of woodland will only be permitted if an equal area is replanted, preferably as part of the open space requirement and as part of the green network in the settlement, so as to maintain the carbon balance.

The policy also supports the development of carbon capture and storage developments, including proposals for woodland that can store carbon for long periods of time. In line with the national planning framework, the policy supports the development of carbon networks aimed at storing CO₂ in offshore oil and gas fields, especially around Peterhead and the gas fired power station.

The preferred option is to carry forward the LDP 2017 policy unaltered.

The alternative option is to not include a standalone policy relating to carbon sinks and stores, but move it and place it under PR1 Protecting important resources. However, this policy is also about creating carbon stores and not just about protecting them.

Table 8.6.33 Assessment of the polices and appendices – Policy C3

Policy:		Climate Change – Policy C3 Carbon Sinks and Stores			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	++	++	The policy will improve air quality by restricting CO2 emissions into the atmosphere. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0	0	The policy will have no effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	++	++	The policy will assist in arresting climate change issues by reducing the emission of greenhouse gasses (CO2 and other hydrocarbon based emissions) to the atmosphere. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	The policy will have no effect on soil quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	

Biodiversity	0	0	The policy will have no effect on biodiversity issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	The policy will have no impact on landscape issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	The policy will have no effect on material assets. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy will have no effects on population. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0	0	The policy will have no effects on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy will have no effect on cultural heritage issues.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Climate Change – Policy C4 Flooding

This policy sets out a framework for the avoidance of flood risks for new development in areas of medium to high risk of flooding (up to 1:200 years flood risk annual probability). It also sets out exceptions where development may be allowed in such areas, and the standards that such development must abide by. It gives advice on maintenance buffer strips for water bodies and prohibits land raising or excavations in low to medium risk areas. Coastal flooding risks must be assessed for areas under the 10m contour. It also oppose the culverting of watercourses.

The preferred option is to carry forward the LDP 2017 policy with minor changes and a revises definition of freeboard in the glossary.

Based on representations from the Main Issues Report, an alternative policy could be to specify the levels of risk that are acceptable, introduce SEPA's Land Use Vulnerability Guidance and Technical Flood Risk Guidance, promote the use of buffer strips, and provide glossary definitions of "active flood plains" and "essential development". However, this information is available elsewhere and may not need to be repeated in this policy.

Table 8.6.34 Assessment of the polices and appendices – Policy C4

Policy:		Climate Change – Policy C4 Flooding			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	

Water	+	+	The policy may have a positive impact on water quality issues by avoiding domestic material being washed out of flooded houses and causing downstream pollution. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	+	The policy will have a positive impact by avoiding risk from flooding. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	The policy will have no impact on soil related issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	+	+	The policy will safeguard riparian habitats from development which may damage biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	+	+	The policy will protect river valley landscapes from inappropriate development. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	0	0	The policy will have no impact on material assets. Effects are likely to be medium to long term and permanent.	None proposed.	
Population	0	0	The policy will have no effect on populations. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	+	+	The policy will have positive effects on the ability to create walkways on land secured from development. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy will have no impact on cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

The Responsibilities of Developers

The Responsibilities of Developers – Policy RD1 Providing Suitable Services

The current policy only allows development that provides adequate road, waste management, water and/or waste water facilities, connections and treatment as appropriate. This policy seeks to ensure that all new development can be satisfactorily accessed by a variety of modes of transport, in a safe, convenient, and resource efficient manner. Any new roads and paths have the potential to form part of a well-connected network serving both existing and future developments within each settlement.

In terms of water and waste water infrastructure, this policy seeks to approve development, subject to other policies, if it is serviced or mains water supply; and for waste water disposal, it is in an area serviced by existing or committed future public waste water infrastructure and where this is not the case private drainage infrastructure can be achieved without adverse impact. The applicant must also ensure drainage is dealt with in a sustainable manner through the use of SuDS. Reference to 'Sewers for Scotland', the CIRA SuDS manual and the CAR Regulations should be added.

In terms of waste management requirements, the policy seeks to approve development, subject to other policies, if a site Waste Management Plan is agreed with the Council and adequate space has been provided within the development to provide for effective separation, storage and collection of waste.

The preferred option would be to maintain LDP 2017 policy and include reference to "home and workplace electric charging and hydrogen refuelling facilities" as a separate voluntary obligation, add text to encourage Electric Vehicle Charging for major leisure and retail uses, reference hydrogen fuel stations, add references to "Sewers for Scotland", the CIRA SuDS manual and the CAR Regulation, and include text on roads for proposals of more than 5 homes.

The alternative option would be to seek to do nothing on this subject, depending on Building Regulations to provide private local refuelling facilities at home and at work at some point in the near future.

Table 8.6.35 Assessment of the polices and appendices – Policy RD1

Policy:		The Responsibilities of Developers – Policy RD1 Providing Suitable Services			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0	0	The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed. Managing improvements to air quality can only be achieved through the application of a Spatial Strategy that considers this specific issue.	
Water	++	++	Long term improvements to accommodate and mitigate the impact on the potable and waste water treatment infrastructure are required from all developments. SuDS are required. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	+	0	Promotes and facilitates active travel and modal shift. Promotes use of SuDS. Effects are likely to be medium to long term and permanent.	None proposed.	
Soil	0	0	The policy is unlikely to have any effect on soil quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0	0	The policy is unlikely to have any effect on biodiversity issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0	0	The policy is unlikely to have any effect on landscape issues. Effects are likely to be medium to long term and permanent.	None proposed.	

Material Assets	++	++	The policy will result in the creation of new infrastructure to serve the community. Effects are likely to be medium to long term and permanent.	Creation of home and work-based charging stations would be a positive material asset.	No change.
Population	0	0	The policy is unlikely to have any effect on population issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0 /+	0 /+	The policy promotes active travel as a means of accessing the sites but otherwise is unlikely to have any effect on human health issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0	0	The policy is unlikely to have any effect on cultural heritage issues. Effects are likely to be medium to long term and permanent.	None proposed. Cultural heritage will be protected by other policies should development be proposed which impinges on its quality.	No change.
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

The responsibilities of developers – Policy RD2 Developers' Obligations

The policy specifies needed contributions towards necessary infrastructure, open space and access, primary school, secondary school, community facilities, waste and recycling, health facilities and other off-site contributions.

The preferred option is to retain LDP 2017 policy, but remove references to the Strategic Transport Fund. Further good practice advice will be published as Supplementary Guidance, which will amalgamate the former supplementary guidance on affordable housing and developer obligations.

No reasonable alternatives were proposed by respondents commenting on the Main Issues Report 2019.

Table 8.6.36 Assessment of the polices and appendices – Policy RD2

Policy:		The Responsibilities of Developers – Policy RD2 Developers' Obligations			
SEA Topics	Preferred option	Alternative	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term). 	Mitigation measures (i.e. changes required)	Revised effect
Air	0		The policy is unlikely to have any effect on air quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Water	0		The policy is unlikely to have any effect on water quality issues. Effects are likely to be medium to long term and permanent.	None proposed.	
Climatic Factors	0		The policy is unlikely to have any effect on climate change. Effects are likely to be medium to long term and permanent.	None proposed.	

Soil	0		The policy is unlikely to have any effect on soil quality. Effects are likely to be medium to long term and permanent.	None proposed.	
Biodiversity	0		The policy is unlikely to have any effect on biodiversity. Effects are likely to be medium to long term and permanent.	None proposed.	
Landscape	0		The policy is unlikely to have any effect on landscape. Effects are likely to be medium to long term and permanent.	None proposed.	
Material Assets	++		The policy will assist in providing material assets in settlements according to need and the scale of the development proposed.	None proposed.	
Population	0		The policy is unlikely to have any effect on population. Effects are likely to be medium to long term and permanent.	None proposed.	
Human Health	0		The policy is unlikely to have any effect on human health. Effects are likely to be medium to long term and permanent.	None proposed.	
Cultural Heritage	0		The policy is unlikely to have any effect on cultural heritage. Effects are likely to be medium to long term and permanent.	None proposed.	
Key of effects	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect				

Appendix 8.7: Assessment of the Preferred Sites and Alternatives

The tables in Appendix 8.7 provide a summary of the detailed assessments that were undertaken for each preferred opportunity site and their alternative(s), and they show only the post-mitigation scores for each SEA Topic. Important mitigation measures are identified in the comments box. The pre-and post-mitigation scores of each site can be found in the full assessment at <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023/>. A total of 605 bids, which proposed land for development, were received during the Call for Site stage between January and March 2018 and only a handful of new bids (i.e. not currently allocated) were preferred during the Main Issues Report consultation. All bids were assessed against the ten SEA Topics.

These summary tables also include an assessment of the existing sites in the LDP 2017 that are to be carried forward (i.e. OP, P, R and BUS sites) in the next LDP. The score/effect of each LDP 2017 site has been updated to reflect any changes in the assessment criteria. Assessment of the existing LDP 2017 sites can be found in the SEA for the LDP 2017 at <https://www.aberdeenshire.gov.uk/media/20184/strategic-environmental-assessment-with-appendices.pdf>.

The tables below have also been updated to reflect the changes as a result of the consultation on the draft Environmental Report of the Proposed LDP 2020, and the examination of the Proposed LDP 2020, which concluded in 2022, where Reporters recommended changes to the allocated and designated sites. This included the addition and removal of several opportunity sites, which have previously been subject to the SEA. They will either state 'New' or 'PLDP 2020' (Proposed Local Development Plan 2020) at the start of the allocation name. The [Local Development Plan 2023](#) was agreed by Aberdeen Council at its Full Council meeting on 21 September 2022.

Table 8.7.1: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Banff and Buchan

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
ABERCHIRDER											
Preferred Sites											
New OP1 West of Cranna (LDP 2017 site) 45 homes	0	0	0	0	0	0	0	+	+	0	Overall neutral to positive. This is a logical site to develop. Development would provide affordable homes. WWTW needs upgraded; a growth project has been initiated.
P1 To protect the playing field as an amenity for the village	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playground and areas of parkland as amenities for the village.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	--	--	0	0	0	+	0	+	0	The site is located adjacent to a flood risk area and a small watercourse runs through and adjacent to the site. Future use of the site should be subject to a FRA.
P4 To protect the open space area as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Aberchirder Conservation Area	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarding for business uses	0	--	--	0	0	0	+	0	+	0	The site is located adjacent to a flood risk area and a small watercourse runs through and adjacent to the site. Future use of the site should be subject to a FRA. Buffer strip required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
None.											
BANFF											
Preferred Sites											
OP1 (BB007) Land at Goldenknowes, Banff 400 homes, community facilities, leisure and retain units	0	0	0	0	0/+	0	+/?	+	+	0	The site has an overall positive impact due to its location adjacent to an existing settlement with good connectivity, green-blue networks retained, and biodiversity enhancement. Other positive impacts are the likely high number of affordable housing, and the mixed use aspect of the development that should minimise car dependency and related air pollution.
OP2 (BB020) Colleonard Road, Banff 200 homes.	0	0	0	--	+/?	0	+/?	+	+	0	The site has an overall positive impact due to its location adjacent to an existing settlement with good connectivity, potential for green network enhancement, and ability to sustain local services and facilities. School capacity is dependent on phasing.
P1 To protect the setting of Banff as a significant contribution to the character of the place, to safeguard the former railway line forming part of the green-blue network, and to prevent coalescence between Banff and Inverboyndie.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To protect the area of open space at Banff Castle as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect Duff House Gardens as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the area of woodland and to reserve a 3 metre wide strip of land along the eastern boundary adjacent to Cemetery Lane for a footpath as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the Duff House Royal golf course as a significant contribution to the setting and character of the place, and as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P7 Marks the strategic landscaping required for sites OP1 and OP2.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. The portion of P7 pertaining to OP2 is to be moved to align with the revised western boundary (see bid BB020).
P8 To protect recreational open space as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for a cemetery.	0	?	0	0	++	0	+	0	0	+	Could provide future allocations for the town but presently poorly connected. Cemetery extension could affect groundwater, but without a full assessment, this is unknown. A groundwater assessment will be required.
TC Town Centre	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Scotstown Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Banff Conservation Area	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

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CAIRNBULG AND INVERALLOCHY											
Preferred Sites											
OP1 (BB017) Land to South of Allochy Road, Inverallochy Airfield, Inverallochy 85 homes	0	0	0	0/?	+/-	0	+	+/?	0	0	The site has an overall mixed impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, green networks retained. The site does however have direct impact on a site of archaeological interest and potential ground contamination. Mitigations include specialist investigation for contamination and the former airfield use should be commemorated in the public realm and overall development design. A FRA will be required. The site is also part of a disused airfield used by protected species (geese and wading birds), and although encroaching further onto the airfield, the site is closely bound to a built-up area and the main expanse of the airfield, which is a resting place for birds, will be unaffected.
OP2 (formerly unallocated site) Westhaven, Inverallochy 43 homes	0	0	0	0	0	-	+	+/0	0	-	The site is under construction. The site has a mixed impact overall with adverse impact on landscape and sense of place and positive impacts of good connectivity with existing settlement, with no major infrastructure requirements.
OP3 (BB024) North of Rathen Road, Cairnbulg 30 homes	0	0	0	0	0	--/-	+	+/0	0	-	The site has a negative impact overall due to its significant adverse impact on landscape and sense of place against the positive impacts of good connectivity with the existing settlement. There are no major infrastructure requirements and minor surface water flooding can be mitigated through a FRA. As development has been approved on either side of this site, through careful siting and design, the landscape and visual impact could be lessened.

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P1 To protect the play area as an amenity for the village, to safeguard the former railway line as part of the green-blue network, and protect the setting of Inverboyndie and Banff as a significant contribution to the character of the place and to prevent coalescence between these settlements.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the play area and parkland as amenities for the village.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playing field and recreation ground as amenities for the village.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 Marks the strategic landscaping required for sites OP1	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. The portion of P4 associated with OP2 site to be removed from LDP as OP2 construction is now complete.
P5 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.

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P6 To protect the green space area as an amenity for the village.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the golf course as a significant contribution to the character of the place and to prevent coalescence with St Combs.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the war memorial area as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Cairnbulg/ Inverallochy Conservation Area	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB018 Land to South of Allochy Road, Inverallochy Airfield, Inverallochy 95 homes (proposal changed to 180 homes)	0	0	0	0/?	+/-	0	+	+/?	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, and green networks retained. The site does however have direct impact on a site of archaeological interest and potential ground contamination. Mitigations include specialist investigation for contamination and the former airfield use should be commemorated in the public realm and overall development design. A FRA may be required. The site is used by protected species (geese and wading birds) as a resting place. No mitigation available for this impact.

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											However, this is a logical area for future expansion of the settlement.
CORNHILL											
Preferred Sites											
OP1 Midtown 8 homes	0	0/-	0	0	+	0	0	+/-	0	0	The site has a mixed impact with positive effects of scale and location combined with potential negative effects on water and climatic factors mitigated through water impact assessment, buffer strip, and a FRA.
OP2 (BB001) Land to the west of Midtown Farm, Cornhill 63 homes	0	0/-	0	0	+	0	0	+/-	0	0	The site has an overall slightly mixed impact with its scale, location, and biodiversity enhancement offsetting any negative impact on water environment and emissions. Mitigation measures include water impact assessment, buffer strip, and a FRA. The site is near two bus routes.
P1 To protect the playing field and recreation ground as amenities for the village.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the tree belt as a significant contribution to the character of the village.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the tree belt as a significant contribution to the character of the village.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 Marks strategic planting associated with OP2.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
None.											
CROVIE											
Preferred Sites											
P1 To protect the setting of the village as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Crovie Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
CRUDIE											
Preferred Sites											
OP1 (BB006) Land at Hawthorn Croft, Crudie 10 homes	0	-/?	0	-	0	0	+	+/0	0	0	The site has an overall slightly negative impact due to infrastructure requirements (waste water treatment), its siting on prime agricultural soil, and low biodiversity value with no enhancements proposed. However, the site will help sustain the local community and school.
OP2 (formerly part of OP1) Hawthorn Crescent 9 homes	0	0	0	-	0	0	+	+/0	0	0	Mixed impact as it sits on prime agricultural soil, but there is sufficient WWTW for this development and expansion of the settlement would help sustain the local school.

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P1 To protect recreational open space as an amenity for the settlement.	0	0	0	-	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
Infill (BB033) Site adjacent to 'The Firs', Crudie 4 homes (self build)	0	-	0	-	0	0	+	-/?	0	0	Due to the scale of site and number of homes proposed, it is proposed as infill development. The site has an overall mixed impact due to infrastructure requirements (waste water treatment), its scale and location creating minimal impact although the site is on prime agricultural land. Mix of house types cannot be assured due to nature of self build developments.
Alternative Sites											
None.											
FORDYCE											
Preferred Sites											
OP1 (BB027) West Church Street, Fordyce 5 homes	0	0	0	0	0	0	0	+/0	0/+	0	The site has a mixed impact due to its small scale of development, good connectivity to the existing settlement, no major infrastructure required, open space provision and low impact on the surrounding landscape. Historic character and conservation status of the village would have to be respected. A Flood Risk Assessment may be required.
P1 To protect the community woodland as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Fordyce Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
FRASERBURGH											
Preferred Sites											
OP1 Kirkton Development 600 homes & sites for education/community use, health centre and cemetery	0	0	0	0	+	-	+	+	0	0	The site is under construction. Development would have a mixed impact. Significant positive effects are predicted under climatic factors as mixed-use developments should minimise car dependency, air pollution and nuisance and the scale of new development provides for new facilities and services. A Transport Impact Assessment is required.
OP2 Land to West of Boothby Road 590 homes, land for two full sized pitches and associated changing facilities.	0	0	0/-	0	+	-	+	+	+	0	Part of the site is under construction. The site has a mixed impact. Part of the site is at risk from flooding. A FRA will be required. Sustainable settlement, affordable housing provision. While development is likely to improve the landscape of the area, it would affect its setting, and buffer strips adjacent to watercourses will be required.

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P3 is reserved for a park and sport/recreation facilities (see below)											
OP3 Phingask 16.5ha employment land with link road to OP5	0	0	0/-	0	+	-/0	0	0	0	0	The site has a slight mixed impact. Provides additional employment land, but minor flood risk from an adjacent watercourse, which could be mitigated. A FRA will be required. Strategic landscaping would be required to mitigate effects, and buffer strips adjacent to watercourses will be required.
OP4 (BB035) Land at Tyronhill Farm, Fraserburgh 30 homes	0	0	0	0	0	0	0/+	+/0	0	0	The site has an overall positive impact with its potential to accord with OP1 masterplan and benefit from mixed use development minimising car dependency, air pollution and nuisance. The OP1 development will also provide new facilities and services. A FRA may be required to mitigate surface water flooding.
OP5 (formerly BUS3) Land to the East of Phingask 10.13ha employment land with a link road to OP3	0/+	0	0	0	-/0	-/0	0	0	0/+	0	This would be an industrial site in an industrial location. It will have an overall positive effect in this location. Part of the site is at risk from flooding, which could be mitigated through a FRA. Strategic landscaping and buffer strips adjacent to watercourses will be required.
OP6 Land within Kirkton Development 4ha employment land (linked to OP1 mixed use development)	0	0	0	0	+	-	+	+	0	0	Positive effect overall. It would develop arable land to the south of the main settlement of Fraserburgh. The development together with OP1 provides a mixed-use site. Significant positive effects are predicted under climatic factors as mixed-use developments should minimise car dependency, air pollution and nuisance and the scale of new development provides for new facilities and services. A Transport Impact Assessment is required.

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											Strategic landscaping will be required and a masterplan with site OP1 has been agreed.
CC1 South Harbour Road Commercial Centre Bulky comparison outlets	0	0	-/0	0	0	0	0	0	0	0	The site is suitable for use which would promote regeneration and diversification of economy. Part of the site is at risk from flooding, which could be mitigated through a FRA. A FRA will be required.
P1 To protect Saltoun Gardens, playing fields, tennis courts, bowling green, putting green, play areas and cricket ground as amenity areas for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	0	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	0	+	0	+	0	There is potential for land take and development. This use is not considered to have any significant environment effects on the receptors.
P5 To protect the playground and open space area as an amenity for the	0	0	0	0	-	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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settlement, and for contribution to the character of the place.											
P6 To protect the playground and open space area as an amenity for the settlement, and for contribution to the character of the place.	0	0	0	0	-	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the playground and open space area as an amenity for the settlement.	0	0	0	0	-	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the playground and open space area as an amenity for the settlement, and for contribution to the character of the place.	0	0	0	0	-	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the caravan site for amenity and leisure uses.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P10 To protect the harbour for port related activities.	0	0	0	0	-	0	+	0	?	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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P11 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To protect the area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for park, sport and recreational facilities	0	0	0	0	+	0	0	0	0	0	Diversification of economy, reuse of derelict land. R1 Safeguarding of community provision allocation.
R2 (BB032) Reserved for healthcare use.	0	0	0	+	0	0	++	0	0	0	The site has an overall positive impact due to its location within Fraserburgh, its remediation of brownfield land, and provision of new community facilities (a new healthcare facility). Any soil contaminants to be investigated and appropriate remediation identified.
BUS1, 2, 3 (formerly BUS4) and 4 (formerly BUS5) Safeguarded for business uses	0	0	0	0	0	0	0	0	0	0	Retention and extra provision of Employment land in a regeneration area, and an assessment of flooding issues is required, but it is not in a flood risk zone.
TC Fraserburgh Town Centre.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Fraserburgh Central Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Fraserburgh Broadsea Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site BB022 (Part of R1), Land West of Greenbank Gardens, Fraserburgh 95 homes	-	0	-/0	0	+	-	0	+	-	0	The site has an overall negative impact due to its proximity from services, loss of reserved land for open space (human health), and impact on air, climatic factors and landscape impact. Buffer strip required beside watercourse and a FRA may be required.
GARDENSTOWN											
Preferred Sites											
OP1 Braegowan/Morven View Road 25 homes	0	-	0	0	0	0	0/+	+/0	0	0	The site will have a mixed effect. The site protrudes from the eastern boundary and could affect the landscape setting of the settlement. However, strategic landscaping and well-designed layout would mitigate against any landscape or visual impacts. Public sewerage treatment capacity is constrained.
OP2 Bracoden Road/Knowhead 11 homes	0	-	0	0/+	0	0	0/+	+/0	0	0	The site will have a slightly positive effect. It is on a prominent site, but negative effects on the landscape are reduced as there is development on two sides. The site is unlikely to adversely affect the setting of the Conservation Area. Public sewerage treatment capacity is constrained.
P1 To protect the setting of the village as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks where strategic landscaping will be required for site	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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OP1 to improve the boundary treatment of the settlement											
CA Gardenstown Conservation Area	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB008 Site South West of Castlehill Drive, Gardenstown 7 homes	0	-	0	0	0	-	+	+/0	0	-	The site has an overall negative impact as despite having access to local services, and there being low risk of impact on the natural habitats protected by SSSI and SPA, public sewerage treatment capacity is constrained and there is a significant visual landscape impact that cannot be fully mitigated against in this sensitive landscape. There is also an adverse effect on the setting of the Conservation Area weakening sense of place.
INVERBOYNDIE											
Preferred Sites											
P1 To protect the play area as an amenity for the village and as a significant contribution to the character and setting of Inverboyndie and Banff, and to safeguard the former railway line as part of the green-blue network, and to prevent coalescence between these settlements.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0	0	0	0	0	0	0	0	0	The site will have a neutral impact. The allocation would provide an employment allocation, which would serve Banff (especially west Banff), Whitehills and Inverboyndie. Effects on the watercourse adjacent to the site could be affected, but the requirement for a buffer strip would negate any potential negative impact.
Alternative Sites											
Bid site BB026 Land at Mill of Boyndie. Inverboyndie 20 homes	0	-/?	-/?	0	0/+	--	+/-	+/0	+	-/+	The site has an overall negative impact due to high flood risk and adverse effects on landscape and sense of place due to the scale of development causing visual disruption. A FRA would be required together with buffer strips against watercourses. Part of the site is unlikely to be developable due to flood risk.
LADYSBRIDGE – new settlement											
Preferred Sites											
OP1 (BB025) Phase 5, Ladysbridge Village, Boyndie 35 homes	0	0	0	-	0/+	0	+	+	0	0	This site is under construction. The site has an overall mixed impact as no major infrastructure is required. There is good foot/cycle path connectivity, and the settlement benefits from sense of place associated with Ladysbridge House and its historic setting. However, the development causes loss of prime agricultural land, which cannot be mitigated against.

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P1 To protect the woodlands as an amenity for the settlement, and forming part of the green-blue network, and to prevent coalescence with the adjacent village of Boyndie.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area as a significant contribution to the character of the place, forming the historic setting of Ladysbridge House.	0	0	0	0	0	0	+	0	+	++	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the park and its facilities as an amenity for the village.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB016 Land at Ladysbridge Cottages, Boyndie 45 homes	0	0	-	--	0	-/0	-/+	+/0	+	-/?	The site has an overall negative effect due to loss of prime agricultural land, adverse landscape impact, the need for increased travel and associated car dependency, school capacity issues and risk of adverse impact on historic setting associated with Ladysbridge House. Consultation with the Education Service would be required to mitigate against a potential negative impact on the school capacity.

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MACDUFF											
Preferred Sites											
OP1 (BB036 and formerly part of CC1) Land South of Corskie Drive, Macduff 22 homes	0	0/-	-/?	0	-/+	0	+	0	0	0	The site has an overall positive impact due to its proximity to the settlement, good connectivity. However, there is a potential impact on protected species, subject to a Habitat Survey to confirm if any badger setts are within licensable distance. A FRA will be required, and open space obligations can help mitigate visual landscape impact.
CC1 Corskie Drive/B9026 Commercial Centre 2.5 ha for large format stores and a healthcare facility, with a link road	0	0/-	-/?	0	-/+	0	+	0	0	0	The site has an overall positive impact due to its proximity to the settlement, good connectivity. However, the site is liable to flooding and there is a potential impact on protected species, subject to a Habitat Survey to confirm if any badger setts are within licensable distance. A FRA will be required, and open space obligations can help mitigate visual landscape impact.
P1 To protect the playground, war memorial and recreation land at The Knowes as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing field and play areas as amenities for the town.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the area as an amenity for the settlement and as a contribution to the character of the place.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the area as a contribution to the character of the place and amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the harbour for port related activities.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	0/-	0	0	0	0/-	0	0	0	0	There is a sewerage capacity problem for this allocation. This is reflected in the slight negative assessment. A large site, landscaping and good design will be required to ensure it does not detract from Macduff's sense of place.
TC Macduff Town Centre	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site BB037 (OP1), Land South of Law of Doune Road, Macduff 41 homes	0	0	0	0	0/?	0/-	+	0	0	0	The site has an overall mixed effect, on account of its positive impact of good connectivity and sustaining the local school but a negative impact on the landscape due to its location on an elevated, sloping site although visual impact can be mitigated by screen planting. Landscape impact is also mitigated by its location adjacent to an existing residential area and having no impact on elemental coastal qualities of its landscape designation.
Bid Site BB038 Land North of Myrus Caravan park, Macduff Supermarket/retail/hotel	0	-	-/?	0	0	-	-/+	0	0	0	The site has an overall negative impact due to impact on water environment and flood risk, and landscape impact. A FRA and screen planting will be required.
Bid Site BB039 Land South and East of Myrus Circle, Myrus, Macduff Housing (proposal changed to 160 homes with reduced boundaries to exclude P2)	0/?	0	0	0	0/+	-/0	+/?	+	0/+	0	The site has an overall mixed impact with potential positive effect from sustaining the community through the provision of housing choice and good connectivity to the settlement. Potential adverse effects due to landscape impact could be mitigated by screen planting and a buffer strip along the watercourse and FRAs are also required due to flood risk.
Bid Site BB040 Land West of Corskie Drive, Macduff Housing (proposal changed to 160 homes)	0/?	0	0/?	0	0/?	-/0	+/?	+	0/+	0	The site has an overall mixed impact with potential positive impacts from sustaining the community through the provision of housing choice and good connectivity to the settlement. Potential adverse effects due to flood risk and landscape impact (due to scale of development) can be mitigated through strategic planting, a buffer strip along watercourse and a FRA.

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MEMSIE											
Preferred Sites											
OP1 (BB010) Crossroads, Memsie 15 homes	0	0/?	0/-	0	0/+	0	-	+0	0	0	The site has a negative impact due to impact on water quality (site is within SEPA waste water drainage hot spot) and infrastructure required, notably WWTW and education. Rathen Primary School may be able to accommodate a small increase in numbers. Scottish Water has confirmed it is feasible to connect to the public septic tank at Memsie Cairn Stone, subject to a growth project. A FRA may be required.
OP2 (BB003) Land to the North of Memsie (Phase 1) 20 homes	0	0/?	-/?	0	0/+	-	-	+0	0	0	The site has an overall negative impact due to impact on climatic factors and landscape, and infrastructure required, notably school capacity. Waste water treatment is available from the communal drainage system however this was meant to allow existing home owners to connect to it (at their own cost). To mitigate the potential negative impact, a growth project will be required for the settlement and early discussions with Scottish Water are held.
P1 To protect the area of woodland as a contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant negative environmental effects on the receptors.
P2 Marks an area for strategic landscaping associated with OP2.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant negative environmental effects on the receptors.
P3 To protect the play area as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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R1 For education or community uses.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors except on potential flooding. A FRA may be required.
Alternative Sites											
Bid Site BB002 Land to the North of Memsie 40 homes	0	0	-/?	0	0/+	-	-	+/0	0	0	The site has an overall negative impact due to impact on climatic factors and landscape, and infrastructure required, notably school capacity. Waste water treatment is available from the communal drainage system however this was meant to allow existing home owners to connect to it (at their own cost). To mitigate the potential negative impact, it should be a mandatory requirement for new home owners to connect to the communal drainage system to avoid further private septic tanks in Memsie. However, this proposal is however likely to remove any remaining capacity.
Bid Site BB009 Land off A981, Adjacent to Berryhill House, Memsie 15 homes	0	0/?	0/-	0	0	0	-	+/0	0/+	0	The site has a negative impact due to infrastructure required, notably WWTW and school capacity. Landscape impact could be mitigated by strategic landscaping and provision of open space. Rathen Primary School may be able to accommodate a small increase in numbers. Water impact may be mitigated if it is possible to connect to the nearby communal WWTW.
Bid Site BB011 P3 School Site, Memsie Change of use to infill for housing	0	--	-/?	0	0/+	-	-	+/?	+	0	The site has a negative effect due to impact on water quality, landscape, and infrastructure required with no school capacity nor waste water treatment available. A FRA may be required.
Bid Site BB015 Land South of Cairnmuir Farm, Memsie 60 homes	-	--	-	0	0/+	-	-/+	+	0	0	The site has a negative effect due to impact on air and water quality, climate, landscape and cultural heritage, and infrastructure required, with no school capacity nor waste water treatment available.

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											A buffer strip may mitigate the impact on the watercourse if SuDS/attenuation ponds to a high standard. A FRA may be required.
Bid Site BB019 Site at Birnie Woods, North of Muir Road, Memsie 30 homes	0	-/?	-	0	-	-	-	+/0	+	-	The site has an overall negative impact due to impact on climatic factors and landscape, and there is no school capacity or waste water treatment capacity. The site also impacts on natural and cultural heritage. Impact on water quality is unknown.
Bid Site BB021 Land South of Muir Road, Memsie 60-70 homes	-	--	-	0	0/+	-	-/+	+	0/+	--	The site has a negative effect due to impact on air and water quality, climate, landscape, cultural heritage, and there is no school capacity nor waste water treatment infrastructure.
NEW ABERDOUR											
Preferred Sites											
OP1 St Drostans Lane 48 homes	0	0	0	0	0/+	0	0/+	+/0	0	0	The site will have a slightly positive effect due to the requirement for SuDS, appropriately scaled growth within the settlement, and the site would best fit urban design of the village. However, there is limited sewerage capacity, but this can be mitigated. A buffer strip will be required adjacent to the drain.
P1 To protect the bowling green as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the market stance as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P3 To protect the playing field as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the area of woodland as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
NEW BYTH											
Preferred Sites											
OP1 (formerly OP2) Former New Byth Primary School 12 homes	0	0	0	+	0	0	0	+/-	0	0	The site has a slightly positive impact. The proposal is on a former school, but there is a lack of WWTW capacity in the area. A growth project would be required.
P1 To protect the square as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing field and playground as	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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amenities for the settlement.											
Alternative Sites											
Bid Site BB013 Site adjacent to Urquhart Road, Land at New Byth 10 homes – self build	0	0	0	-	0	0	-/0	-/?	0	0	The site has an overall mixed impact due to lack of capacity of WWTW in the area and loss of prime agricultural land. A WWTW growth project would be required if development in New Byth exceeds 10 homes overall. Also, mix of house types cannot be assured due to the nature of self-build developments.
PENNAN											
Preferred Sites											
CA Pennan Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
PORTSOY											
Preferred Sites											
OP1 Target Road 10 homes	0	0	0	0	0	0	+	+/0	0	0/+	Development is close to the coastline, but this a small allocation adjacent to the road, opposite existing development which would have minimum impact on the landscape. The site is not affected by any major environmental constraints and no flooding constraints. Would see a westward spread of the town, but this is unavoidable in a town like Portsoy with little opportunities for growth due to topography and flooding issues.

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OP2 Depot, Park Road 6 homes	0	0	0	0	-/0	0	+	+/0	0	+	This would be a small allocation of 6 units on a brownfield site within a residential area of Portsoy. The overall effect would be positive.
OP3 (formerly OP5) Former Campbell Hospital 44 affordable homes	0	0	0	+	+/0	0	+	+	+	0	<p>The sites would have a positive impact. Potential landscape and visual impacts as a result of redevelopment can be mitigated through the use of strategic landscaping and screening along site boundaries to the north, east and south. Any future development of the site would need to take into consideration the high flood risk area identified by SEPA, located immediately to the west of the site.</p> <p>The development is likely to have minor negative impacts on the landscape, and development of this brownfield site provides scope for landscaping and structure planting which is likely to improve the quality of biodiversity. Improvement of the brownfield land will have a positive effect on biodiversity. While the creation of housing choice is likely to have a positive effect on material assets, the flooding potential could have significant effect on material asset. The effects on population and human health are likely to be positive overall.</p>
P1 To protect the playground and cemetery as amenities for the settlement, and to protect the setting of Portsoy as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To protect the playing fields and recreation ground as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Portsoy Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Portsoy Town Centre	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB028 Durn Road, Portsoy 125 homes	0	--	--	0	+	0	+	+	+	0	The site has an overall negative impact with the effect of significant flood risk overriding the positive effects of good connectivity with the existing settlement and access to local services, facilities, green space, and potential biodiversity enhancement.
RATHEN											
Preferred Sites											
OP1 Bridge of Rathen 10 homes	0	-/0	0	0	0	0	-/+	0	0	0	Overall mixed impact with a range of negative effects due to lack of WWTW, low school capacity, surface water flood risk and landscape impact mitigated through a FRA, new communal treatment plant for future adoption by Scottish Water, strategic landscape planting and consultation with infrastructure providers identifying sufficient school

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											capacity for the low numbers likely from this development. Effect on Rathen Old Parish church unlikely to be significant. The site is 140m west of St Ethernan's, Rathen late medieval old parish church and scheduled monument. While screened by trees, even if felled, the potential impact on the setting of the monument is unlikely to be significant.
P1 Marks the proposed strategic landscaping required for Site OP1	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect a playground and recreation ground as amenities for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect an area of woodland and the setting of the village as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect an area of woodland as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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R1 Reserved for a cemetery extension	0	-/?	0	0	0	0	0	0	0	+	Likely to have an adverse effect on soil and landscape but the effects unlikely to be significant. Due to the underlying geology and the presence of a private water supply, Without a detailed groundwater assessment, the environmental impact on water factors are unknown
Alternative Sites											
Bid Site BB034 Land North and East of Rathen West Church, Rathen 10 homes – self build	0	-	0	0	0	0	-	-/?	0/-	-/?	The site has an overall negative impact due to the proximity from the settlement, impact on local infrastructure and water quality, potential impact on historic setting, and lack of housing mix. Mix of house types cannot be assured due to the nature of self-build development. A FRA may be required.
ROSEHEARTY											
Preferred Sites											
OP1 (BB023) South of Ritchie Road, Rosehearty 49 homes and small business units	-/0	0	-/0	0	0/+	+/-	0/+	+	+	0/+	The site has an overall mixed impact due to negative impact on air quality and climatic factors due to location and limited employment opportunities, but positive impacts on enhancing biodiversity, human health and population. Impact on the landscape to be mitigated by strategic landscaping. A FRA may be required.
OP2 Murison Drive 10 homes	0	0/-	+/-	0	+/-	-/0	0	+/0	0	0	The site would allow for the decontamination of the site from its current use (scrap yard). Minor flood risk (buffer strip required). A FRA may be required. Strategic landscaping can mitigate the adverse visual impact from its coastal location.
OP3 (formerly OP4) Cairnhill Road/adj Bowling Green	0	0	0	0	0/-	0/-	0	+/0	0	0	Overall slightly mixed effect due to the small scale of the allocation. Possible slight minor adverse impacts as a result

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10 homes											of developing greenfield site. Mitigate landscape effects by strategic landscaping.
P1 To protect the setting of Rosehearty as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 Marks the proposed strategic landscaping required for sites OP1 and OP2.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
SANDEND											
Preferred Sites											
OP1 Rear of Seaview 8 homes	0	-/?	0/-	0	0	0	0	+0	0/-	0	The site is on a plateau overlooking part of the settlement, but it is unlikely to affect the setting of the Conservation Area due to the topography of the area, which visually separates the site and designation. Because of potential flooding issues on this site, the assessment of the effect on water and material asset reflects this. A FRA will be required

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P1 To protect the playing field and playground as amenities for the village, and to protect the setting as a contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Sandend Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
SANDHAVEN AND PITTULIE											
Preferred Sites											
OP1 St Magnus Road, land opposite Caird Place 31 homes	0	0	0	0	0	0	0	+/0	+	0	This use is not considered to have any significant environment effects on the receptors.
P1 To protect the setting of Pittulie as a contribution to the character of the place.	0	0	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open	0	0	0	0	-	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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space as an amenity for the settlement.											
Alternative Sites											
None											
WHITEHILLS											
Preferred Sites											
OP1 (BB030) Knock Street, Whitehills 30 homes	0	0	0	0	-/?	0/-	+	+/0	0	-	The site has a mixed effect overall with negative impact on landscape and sense of place associated with cultural heritage and coastal setting, combined with positive impacts of good connectivity to the existing settlement and provision of housing choice. Strategic planting is required to mitigate landscape impact.
P1 To protect the setting of Whitehills as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing field and recreation ground as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 Marks the proposed strategic landscaping required for site OP1.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open	0	0	0	0	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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space as an amenity for the settlement.											
P5 To protect the setting of the ancient 'Red Well' as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	++	This use is not considered to have any significant environment effects on the receptors.
CA Whitehills Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BB029 Land East of Redwell Drive, Whitehills 30 homes	0	0	0	0	-/?	--	+/-	+/0	0	-	The site has a negative effect overall with significant adverse impact on landscape and sense of place associated with cultural heritage and coastal setting (site being located in both Coastal Zone and Special Landscape Area), these outweighing the positive impacts of good connectivity to the existing settlement and provision of housing choice.
LANDWARD SITES: FINTRY											
Preferred Sites											
None											
Alternative Sites											
Bid Site BB014 Site at Yonderton, Craigston, Fintry 20 homes	0	-	-	0	-/?	-	-/?	+/0	0/-	0	The site has an overall negative impact due to proximity to the settlement, infrastructure required, landscape impact, flood risk and potential habitat impact. A FRA and Habitat Survey required.

Table 8.7.2: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Buchan

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
ARDALLIE											
Preferred Sites											
OP1 Land at Nether Backhill 10 homes and 0.3ha employment land (6 small units)	0	+/-	+	+/-	+/-	0	-	+/0	-	+/-	Overall the development will have a mixed effect, as it is not located close to any larger settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided on the entrance to the site, and the incorporation of business units in a rural area.
P1 Marks the proposed strategic landscaping required for site OP1.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For Sustainable Urban Drainage (SuDS) for site OP1.	0	+	+	+	-	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BU001 Nether, Backhill, Ardallie Housing (self-build plots)	0	-/0	0	0	+	0	-	-/?	0	0	The site has overall mixed impact on water, soil, landscape and material assets due to its proximity from a service centre, possible need for water and waste water infrastructure, risk of overdevelopment and potential impact on the landscape. Houses would be self-build plots, which does not confirm a mixed type of homes and it may not be possible to mitigate this using the design policy.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
AUCHNAGATT											
Preferred Sites											
OP1 (BU017) Land at North of Braemo 16 homes and 0.5ha employment (8 small business units)	+	-/0	-	+	-	0	-	0	+/-	+/-	Given its scale, proposed uses and location, overall, the proposed development will have a positive impact. Part of the site is at risk from flooding (R1), but the open space (with SuDS) would have positive effects on climatic factors and human health, as will incorporating small business plots within the development. Limited public sewer connection is likely to have negative effects on water and material asset. A FRA will be required.
OP2 Land at Annochie Place 31 homes	+	-/0	0	-	+	0	-	0	0	+/-	Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects are possible as Auchnagatt has no employment areas and very few local services. Residents would have to travel to Ellon. Limited public sewer connection is likely to have negative effects on water and material asset. A FRA may be required.
P1 To protect the path/cycle link from the A948 to the Formartine and Buchan Way as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	-	0	0	0	0	+	0	+	+	A link in an area liable to flooding. This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the setting of Auchnagatt as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a sustainable drainage system (SUDS).	0	0/-	0/-	+	0	0	0	0	+	0	The site located adjacent to area liable to flooding. The scores reflect our assessment.
Alternative Sites											
Bid Site BU017 Land West of A948 35 homes and business units	0	-/0	-/0	0	0	0	-/0	+/0	0	0	Overall the development will have a mixed effect, as it is not located close to any larger settlement. The use of infrastructure increases to service the dwellings and business units, and this is likely to increase commuter traffic. There is a watercourse flowing within the site and mitigation measure such as a buffer strip and Flood Risk Assessment would be required. This means the development must connect to public drainage. Special preservation of Otter (protected species) may be required and this would be subject to consultation with relevant consultees. The existing Formatine and Buchan Way core path would enhance connectivity.
BODDAM											
Preferred Sites											
OP1 (formerly OP2) East of Inchmore Gardens 9 homes	+	0	0	+	+	0	-	+/0	0	0	Positive impacts are predicted as the site is within Boddam, reducing its distance from public service provision, but only detached dwellings are

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											proposed. It will do little to provide housing to those in need if no affordable or special needs dwellings are built. As there is a high possibility of land drainage flooding occurring on site OP1, a Flood Risk Assessment may be required. The site is near Boddam Castle with views over the surrounding landscape and coast, and views towards the monument form parts of its setting. However, additional homes of a similar scale/height to existing are unlikely to significantly impact on its setting.
P1 To protect the coastal setting of Boddam as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing fields and play area as an amenity for the Village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the coastal setting of Boddam as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect a pedestrian/cycle/rail crossing underneath the A90 as a	0	0	-	+	0	0	+	0	+	0	The site located adjacent to area liable to flooding. The scores reflect our assessment.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
significant contribution to the character of the place.											
P6 To protect the setting of the lighthouse as an important local feature	0	0	0	0	0	0	0	0	0	+	This use is not considered to have any significant environment effects on the receptors and enhance the conservation status.
CA Boddam Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BU030 Land off A90 Business use (6.3 hectare)	--	0	-	-	0	--	-	0	0	0	The site has an overall negative impact due to unsuitable access point (A90). The site is within local nature conservation site and reserved land. Due to the location of the site, it would be visually prominent from the coast, which is designated as a Special Landscape Area and Skelmuir Hill Local Nature Conservation site. Part of the site is within a fluvial flood risk zone, and there is a surface water flood risk area on the A90 which would have an effect on the site. Engineering drainage works would be required to manage the surface water flood in the A90. Any employment or industrial use would result in CO2 emissions.
Bid Site BU031 Land off A90 50 homes	0	0	0	0	-	-	+	+	0	0	The site has an overall mixed impact due to its siting, proximity to development. A new access would be required, except off the A90. The site is within a Local Nature Conservation site and reserved land. Due to the location of the site, it would be visually prominent from the coast, which is designated as a Special Landscape Area and Skelmuir Hill, Stirling Hill and Dudwick Local Nature

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											Conservation site. Flood mitigation measures have been proposed to alleviate flooding on the A90. Active travel such as pedestrian/cycle routes across the A90 would allow sustainable travel.
CRIMOND											
Preferred Sites											
OP1 (PLDP 2020 OP2) (formerly unallocated site) Land West of Crimond Medical Centre 30 homes	0	0	0	-	0	0	+	+	0	0	Mixed effect overall. There is concern over loss of prime agricultural land. An agreeable access road would be required from the A90 or an alternative road. There is a watercourse flowing adjacent to the site and mitigation measure such as buffer strip and Flood Risk Assessment would be required. This means the development must connect to public drainage. The development would not have any significant pressure on existing infrastructure.
P1 To protect the Crimond belts as significant linear woodland features and as strategic landscaping. This forms part of the blue-green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play area as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
PLDP 2020 OP1 South of the Corse 25 homes	0	-	-/0	+	+/-	-	-	+/0	0/-	0	Mixed effect overall. There is some concern at developing in a location without key employment provision. Whilst some new employment land will be provided, in reality most services and employment will be accessed elsewhere. However, the settlement can accommodate growth and the development plans employment land as well as a phased approach which will provide new opportunities for residents to access housing and employment locally and will improve the viability of local services and public transport connections. There is a minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip.
Bid Site BU058 Land at Moss-Side Camp, South of Crimond, Crimond 100 homes	0	-/0	-	+/-	0	--	0	+	0	0	The site has an overall mixed impact due to the proximity from the settlement, infrastructure required, impact on landscape, ancient woodland (buffer required), water quality and habitats. The south eastern part of the site is carbon rich soil and consequently could raise climate change issues. A growth project is required for WWTW. The nature and physical characteristics of the landscape would be altered and irreversible. The site is within a countryside which is occupied by many species and this development would disturb their habitat. There would be a mix of house types, providing choices for different groups.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
CRUDEN BAY											
Preferred Sites											
OP1 Land at Aulton Road 200 homes, 2ha employment land and community facilities	-/0	-	-/+	-	-	-	+/-	+	+	++	A largely positive effect, but it will have some negative effects as it's located close to Peterhead and just off the A90(T) and is likely to increase commuter traffic. The site is within an ALS, but the proposed landscaping may enhance the area, screening the buildings in this largely open area. Safeguarding the Boddam railway line will have a long-term positive effect. Minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip.
OP2 (BU014) South of Aulton Road 31 homes	0	0	0/-	-/0	+/-	0	+	+/0	0	+/0	Positive impact as adjacent to settlement, with good connectivity, no major infrastructure required; falls within the Energetica Corridor and proposes some variation in house types. Part of the site falls within prime agricultural land, however, the land is divided by the A975 and a minor area is covered on the east side of the road, hence would not have any impact. There is minor flood risk from watercourses within the site, which could be mitigated though a FRA and a buffer strip. Badgers have been noted, although no habitat has been recorded. Several archaeological finds have been recorded on the site – an Archaeological survey will be required.
P1 To protect the setting of Cruden Bay and the football pitch at Mill Park, play area,	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
tennis court and bowling green and contribute to the green-blue network.											
P2 For the protection of Cruden Bay Golf Course	0	0	0	-	0	0	0	+	+	0	There might be some soil erosion due to human activities on the golf course, however, not significant enough to rule out from allocation. It is not considered to have any other significant environment effects on the receptors.
R1 Marks the proposed strategic landscaping required for site OP1 and OP2.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 Safeguarded for a pedestrian path/cycleway/railway line.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R3 For potential expansion of the school.	0	0	0	0	-	-	-	0	+	0	The expansion of the school is likely to affect biodiversity and landscape. This use is not considered to have any significant environment effects on the receptors.
R4 For a medical facility.	0	0	0	0	0	0	0	+	0	0	There is positive impact on population as it would serve the elderly. This is not considered to have any significant environment effects on the receptors, but it is near a small watercourse. A FRA may be required.
CA Port Erroll Cruden Bay Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Bid Site BU066 (Infill) Captain's Cabin, Aulton Road, Cruden Bay	0	0	0	0	-	-	0	0	0	0	The site has an overall neutral to negative impact due to landscape impact and potential impact on protected species and habitats. This boundary change would have impact on biodiversity and

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Amend the settlement boundary to include a single home											landscape. The setting by the coast attracts many species, they may be affected from this change and the change in the character of the landscape would be irreversible and would not blend in with the wider area.
Alternative Sites											
Bid Site BU038 Land at Meadow of Cruden, Cruden Bay 10 homes	0	--/-	-/0	0	+/-	-	0	-/0	++	0	The site has an overall mixed impact. It could affect Goldeneyne ducks (<i>Bucephala clangula</i>), a protected bird, there is flood risk from Cruden Water (although the housing element is on the edge of this area), but a FRA would be required. Large detached homes on large plots are proposed, which would not provide for a mix of house types. However, the site would create a meadow for the community to enjoy, but this would be overlooked by houses on the higher part of the site, which would affect the landscape character of this valley.
FETTERANGUS											
Preferred Sites											
OP1 Land North of Ferguson Street 26 homes	0	0	0	+	-	0	+	+/0	+	+	If this proposal is viewed in the context of replacing a site which will be unused regardless of any future allocation through the LDP then this assessment is slightly positive. Whilst the location is unsustainable for major growth, the redevelopment of a brownfield site with good connectivity and a mix of housing types would benefit the settlement and also improve biodiversity. This is how the proposal

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											<p>has been assessed. However, if a housing allocation in the LDP had a bearing on the company's decision to leave the site and move production out of the settlement then the SEA would be very negative – it would be seen as a proposal which removes the main employer from the village and worsens the settlement's sustainability by adding commuters and removing employment opportunities. Minor flood risk; request an FRA and buffer strip.</p> <p>Nonetheless, given its scale, proposed use and location, overall, the proposed development will have a slight positive impact. It would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large-scale employers in Fetterangus. Part of the site shall be removed from the next Plan as its constrained.</p>
OP2 (BU025) Land adjacent to playing fields, Fetterangus 27 homes	0	0	0	0	0	0	0	+/-0	0	0/?	The site has a minor positive impact due to its location adjacent to the settlement, with good connectivity. The public drainage infrastructure needs to be upgraded. Any flood from the minor watercourse to the north east can be mitigated through a FRA, strategic landscaping and a buffer strip. The existing biodiversity would benefit from the proposed open space and native plant. There could be a negative impact on the landscape setting and cultural heritage (Fetterangus War

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											Memorial and Pictish Stone), therefore consultation with HES on the site's design is required.
OP3 (BU018) Land East of Gaval Street, Fetterangus 49 homes	0	0	0/-	0	0	0	0	+	0	0	The site has a mixed impact due to its location adjacent to the settlement, with good connectivity. There is concern with air quality due to the scale of development, however, it is not significant. The public drainage infrastructure and the unclassified road at the north of the site needs to be upgraded. The existing biodiversity would not have any impact, in fact, open space and native plantation may enhance biodiversity. Due to the presence of a small watercourse running adjacent to the site, a Flood Risk Assessment may be required. There would be no negative impact on the landscape setting and soil.
P1 To protect the strategic landscaping required for sites OP1 and OP2 and act as a landscape buffer.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space in The Square as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the bowling green and playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P4 To protect a tree belt as a significant contribution to the	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
character of the place and provide a landscape buffer.											
P5 To protect the playing field as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as a green-blue network for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a car park and pavilion for the playing field.	0	0	0	0	0/-	0/+	+	0	+	0	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors. Due to the presence of a small watercourse running along the eastern edge of the site, a Flood Risk Assessment may be required.
Alternative Sites											
Bid Site BU026 Land East of Toux Cottage, Fetterangus 27 Homes	0	0	0	0	0/-	0	0	-/?	0	0	The site has a negative impact principally due to the lack of house types on this 5ha site. The public drainage infrastructure needs to be upgraded. The access may affect protected species (bats, otters), therefore a Bat Survey or similar would be required. Introducing open space(s) and native plants may enhance the biodiversity. There would be a loss of trees and hedges by the roadside, and planning controls would be required to protect and enhance them. There could be a negative impact on the scheduled church and consultation with HES on the site's design is required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
HATTON											
Preferred Sites											
OP1 Land of Northfield 40 homes	+/-	0/--	0	0	+	0	+	+/-0	0	+	The use of sustainable materials will have a positive effect. However, negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. The development would have an adverse impact on water quality if mitigation measures are not undertaken. Negative impacts are possible as Water of Cruden is also at risk of failing to meet good ecological status due to point source pollution.
OP2 (formerly OP3) Off Station Road 34 homes (was 21 homes)	+/-0	-	+	0	+/-	0	-	0	-0	0	Some negative effects are possible as the Water of Cruden is at risk of failing to meet good ecological status due to point source pollution, no SuDS are proposed and the WWTW is nearing its capacity. Also, only detached dwellings are proposed, and the site may have an adverse visual impact, as it is near the summit of a local hill and likely to be visually prominent. Parts of the sites are affected by flood risk, which could be mitigated through a FRA and buffer strips
P1 To protect the skateboard park, tennis courts and playing field as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the playing field as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play areas as an amenity for the settlement.	0	0	0	0	0	0	0	0	+	0	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	-	-	+	0	+	+	Likely to affect landscape and land take, but the assessment is not likely to be significant. Due to the risk of flooding to the west of the site, a Flood Risk Assessment may be required.
Alternative Sites											
Bid Site BU024 Land South of The Shieling, Hatton 15 homes	0	0	0	0	+/-	0	0	+/0	+	0	Neutral and positive impacts in some aspects, except for biodiversity, water and population. It has positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, and new homes would enable access to better housing. A buffer strip would be required to the east to mitigate flooding from a watercourse and to the west to lessen impact on the adjacent woodland. No mixed type of housing proposed at present. There are opportunities to add new paths within the site.
LONGHAVEN											
Preferred Sites											
OP1 Land Adjacent to Longhaven School 30 homes	0	0	0	0	0	0	+	+/0	0	0	A small-scale expansion of the existing settlement could be considered to sustain existing services and reduce its environmental impact. A buffer strip next to trees will be required. Due to the presence of a

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											small watercourse running adjacent to the site, a Flood Risk Assessment may be required.
P1 To protect the grounds for community, sport and recreation uses as an amenity for the settlement.	0	0	0/-	0	+	0	+	0	+	0	The area is subject to flooding, but this use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BU051 Land East of Longhaven School, Longhaven 30 homes	0	0	0	0	-/?	0	-	+/0	0	0	The site has an overall negative impact due to impact on the A90, infrastructure required, landscape impact, and potential impact on nearby habitats. Consultations with relevant transport authorities would be required to mitigate this issue. A mix of house types would provide choices for homes to a variety of groups of people.
LONGSIDE											
Preferred Sites											
OP1 (BU029) Land off Station Terrace 30 homes	0	0	0	0	0	0	0	+	0/+	0	The site has an overall slight positive impact due to its location adjacent to the settlement, with good connectivity, new green networks would be created to enhance biodiversity. The access road and drainage treatment works are required to be upgraded. The site is set close to a river and therefore, there might be a risk of threatening the biodiversity, which can be mitigated through a buffer strip. The south of the site is within a flood risk area, therefore, a Flood Risk Assessment may be required to establish the best suitable mitigation measure.

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OP2 (formerly BUS Safeguard) Land off Inverquhomery Road 1.5ha employment land	0	0	0	0	-	-	+	0	+	+	Likely to affect landscape and land take, but the assessment is not likely to be significant. Due to surface water issues, a Flood Risk Assessment may be required.
P1 To protect the golf course and the setting of Longside as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To protect woodland, tennis courts and a bowling green as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the setting and amenity of the southeast part of Longside.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P4 To protect the playground as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the open space as an amenity for the settlement and forming a green-blue network.	0	0/-	0	0	0	0	0	0	0	0	Likely to have positive effects on the setting, however negative impact from the burn/watercourse. This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as a significant contribution to the character of the place and forming a green-blue network.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
None											
LONGSIDE AIRFIELD											
Preferred Sites											
OP1 (BU041) Land at Longside Airfield, Longside, Peterhead Employment Land 124.86ha	0	0/?	0	0/?	+	0	0	0	0	-/-	The site has an overall mixed impact due to its location being not far from Peterhead and has good bus connectivity and no major infrastructure required. Surface water flood areas can be mitigated through SuDS. However, the site falls within Longside Airfield, which is listed in the Sites and Monument Record. The proposal would result in further loss of the airfield, and to mitigate effects, earth works should be kept minimal to retain the character of the site. Mitigations include specialist investigation for contamination due to former airfield use.
Alternative Sites											
Bid Site BU013 Land at Faichfield, Longside, Peterhead 4 homes	0	0/?	0	0	+/-	-	0	+/0	0	0	The site has an overall mixed impact due to its location, infrastructure (drainage) required, impact on woodland and habitats. The site is surrounded by woodland and the development may disturb the wildlife and trees. Although, the trees can be mitigated through buffer strips and replantation (if required), the site is very tight and may not be capable of providing this. Open space provision would enhance biodiversity, however, the

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											landscape would be distorted and would be irreversible.
Bid Site BU042 Land at Willowbank, Glendaveny, Peterhead 18 homes (increased from 7 homes)	0	0/?	0	0	0	0	0	+/-0	0	0/-	The site has an overall mixed impact due to its location being not far from Peterhead and has good bus connectivity and no major infrastructure required. It has a positive factor on population as the site is next to an employment site. However, the site falls within Longside Airfield SMR, but this can be mitigated through appropriate planning. Earth works should be kept minimal to retain the character of the site.
MAUD											
Preferred Sites											
OP1 Land at Castle Road 107 homes	+/-	+	0	0/+	-	+	+	0	0	+	The site would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large-scale employers in Maud. Minor flood risk affecting the B72 from an adjacent water course, which could be mitigated through a FRA and a buffer strip.
OP2 (BU064) Land west of Castle Terrace 30 homes (supported accommodation for the elderly)	0	0/+	0	0	+/-	0/-	0/+	+/-0	0	0	The site has an overall mixed impact due to its proximity and connectivity to Maud and the site would achieve active travel. A site brief would be required to mitigate this along with biodiversity enhancements. However, this development would be dominating and overbearing due to the topography of the existing town and recreation ground being set directly to the south of the site.

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											The site is bisected by a drain and a buffer strip would be able to mitigate and enhance biodiversity through planting native trees, wildflower verges and nectar plants. There would be a temporary constraint in education. An FRA will also be required due to the adjacent watercourse.
OP3 Land at Bank Road East 10 homes	+/-	0	0	0	-/0	0	+	0	0	+	The site would assist in sustaining the services and contribute to the housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large-scale employers in Maud.
P1 To protect the football ground, bowling green, play area and recreation ground as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P2 To protect the setting of Maud as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	Likely to have positive effects on the setting. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the Formartine and Buchan Way as an extension of a major component of the regional green-blue network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the school playground as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site BU003 Nethermuir Road Site, Maud Block of 8 garden flats (21 homes)	0	+	0	0	-	0	0	+/0	0	0	The site has an overall mixed impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required and promotes sustainable development. The only downside is the loss of a pocket of woodland which already has been damaged, and this would have a major impact on the movement of wildlife. It can be mitigated through re-planting native trees and wildflower; however, it is anticipated that not all the wildlife would be able to reside in the new environment. Mixed housing has not been put forward; therefore, design shall be in accord with the design policies in the LDP.
Bid Site BU028 Land South of the Maud Hospital, Maud 30 homes	0	-	0	--	0	0	0	+/0	0	-/0	The site has an overall mixed impact due to proximity from the settlement and not connected to the settlement very well. The connection to Maud is a constraint due to its location and relevant consultations needs to be held to mitigate this issue. The drain flowing on the east would not result in flooding, however, a buffer strip would be required to mitigate and preserve the drain. The loss of prime agricultural land cannot be mitigated, and the setting of a B listed building may not be an issue, depending on the outcome of a planning application.

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MINTLAW											
Preferred Sites											
OP1 Land at Nether Aden 500 homes, business, community services for the elderly, neighbourhood retail and 5Ha of employment land	0	+	+	+	-	-	++	+	+	++	The development will have a positive permanent and long-term effect, as it will add to the existing assets of the settlement. Part of the site is at medium to high risk of flooding, which could be mitigated through a FRA and a buffer strip. Proposes a large mix of dwellings which will have a long-term positive effect. The development enhances the existing distinctive tree belts along the field boundaries. The development proposes community facilities (positive), which will be an important asset to the settlement. Likely to safeguard and enhance existing pedestrian linkages.
OP2 (BU045) Land at Northwoods and R1 600 homes, primary school and facilities for the elderly. R1 is reserved for a district heating scheme for OP2	0	0	0	--	0	0	0	+	+	0	The site has a mixed impact due to its location adjacent to the settlement, with good connectivity and no major infrastructure required. The development may result in high congestion locally, which can be mitigated through consulting relevant consultees. Surface water flooding is focused surrounding the drain that is set to the south, which can be mitigated by providing SuDS and a buffer strip. A FRA may be required. The loss of prime agricultural land to the east cannot be replaced, however, the quantity of land that would be lost is minimal. Strategic landscape would minimise overbearing. The provision of mixed house types can be integrated into the Settlement

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											Statement. There are opportunities to create new paths which can be linked with existing paths to create greater connectivity. Additional woodland planting across the site will provide the opportunity to create habitat and green networks.
OP3 (BU032) Former Artlaw Crescent/Nether Aden Road 20 homes	0	0	0	-	0	0	+	+/0	0	0	The site has a mixed impact due to limited WWTW capacity, which requires upgrading prior to development. There is surface water flooding, and this can be mitigated through SuDS. A FRA may be required. Finally, the loss of prime agricultural land cannot be resolved. A mix of house types would meet the requirement for housing of different groups.
OP4 Land South of Sutherland Drive 34 homes	-	0	0	0	0	+	+	0	-	+	Similar to OP3 but likely to have negative effect on human health by its nearness to a built-up area and possible air quality issues.
OP5 (BU002) South of Nether Aden Road 50 homes	0	0	0	0	0	0	0	+	0	0	The site has an overall neutral impact due to its scale and location. The education provision and waste water constraints need to be resolved before the site can commence construction. However, OP1 is currently under construction, and it may be completed after 2031. A Flood Risk Assessment and buffer strip would mitigate any flooding issue.
OP6 (BU005a) Land North of Balring Road, Mintlaw 10.59ha employment land	0	0	?	-	+/-	0	0	0	-/?	0	The site has an overall negative impact due the loss of prime agricultural land, loss of trees and potential impact on air quality depending on the uses of this large site. Local road and WWTW must be upgraded. Existing green network is not affected, but trees would be lost, although a new green network would be incorporated. Trees in the

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											Scottish semi-natural woodland inventory borders this site on its west and south sites. Native tree planting and habitat friendly open space would enhance the biodiversity.
P1 To protect an area of woodland as a significant contribution to the character of the place and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect Aden Country Park as a significant contribution to the character of the place and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4-5 To protect an area of woodland to enhance the amenity of the Buchan Way and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the play area and open space as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the proposed strategic landscaping required for sites OP1 and	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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OP2 and forming part of the green-blue network.											
P8 To protect grounds for sport, recreation and community uses as an amenity for the settlement.	0	0	0	0	-/0	-/0	+	0	+	+	May involve land take for future school development. This use is not considered to have any significant environment effects on the receptors.
P9 To protect the war memorial and the grounds of the roundabout as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	0	+	0	0	0	+	This use is not considered to have any significant environment effects on the receptors. It would give greater protection to the memorial.
P10 To protect the play areas as an amenity for the settlement.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.
P11 To protect the strategic landscaping surrounding OP5.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a district heating scheme or combined heat and power plant for site OP2	-/?	0	-/?	0	0	0/-	+/-	0	+	0	This use is not considered to have any significant environment effects on the receptors except on potential flooding. A FRA may be required.
R2 (BU048) Land at Longside Road, North East of Mintlaw School, Mintlaw For a medical facility	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required and active travel to neighbouring settlements can be achieved. The site is not within the flood risk zone, however, a burn is set to the north to the site, mitigation measure such as SuDS and/or a buffer

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											strip maybe needed to prevent flooding in the future.
CA Old Deer Conservation area	0	+	0	0	+	0	+	0	+	+	May protect the setting of the area. This use is not considered to have any significant environment effects on the receptors.
BUS1 and BUS2 Safeguarded for business uses	0	0	0	0	0/-	0/-	+	0	+	+	Likely to affect landscape and land take, but the assessment is not likely to be significant. Due to the presence of a small watercourse, any further development at site BUS2 may require to be supported by a Flood Risk Assessment and a buffer strip.
Alternative Sites											
Bid Site BU005b Land North of Balring Road, Mintlaw Employment land	0	0	?	-	+/-	0/-	0	0	-/?	0	The site has an overall negative impact due to the loss of prime agricultural land, loss of trees and potential impact on air quality depending on the uses of this large site. Local road and WWTW must be upgraded. Existing green network is not affected, but trees would be lost, although a new green network would be incorporated. Trees in the Scottish semi-natural woodland inventory borders this site on its west and south sites. Native tree planting and habitat friendly open space would enhance the biodiversity.
Bid Site BU033 Land East of OP3, Mintlaw 30 homes	0	0	0	-	0	0	0	+/-0	0	0	The site has a mixed impact due to limited public drainage infrastructure and loss of prime agricultural land. The loss of prime agricultural land cannot be replaced. Drainage infrastructure can be upgraded to accommodate this development, this is subject to consultation with Scottish Water. A

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											positive impact includes providing a mix of house types and improvement in infrastructure such as upgrading the drainage infrastructure and delivery of affordable housing.
Bid Site BU049 Nether Aden Road, West of Council Depot, Mintlaw Healthcare Facility	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required. However, the site is not well connected with the neighbouring settlements via public transport.
Bid Site BU065 Land at the Hedges, Dunshilloch, Mintlaw 25 homes	0	0	0	0	0/+	0	-	+/-	-	0	The site has an overall mixed impact due to its location adjacent to the settlement, with good connectivity, but WWTW needs to be upgraded and green network can be enhanced and incorporated with neighbouring developments. The access into the site can be taken from BU045 or OP2 site, which is currently under construction. A drain is set to the west, flowing from north to south does not raise concern for flooding. However, a mitigation measure such as a buffer strip is required to mitigate against any effects. There is an active poultry farm, therefore, necessary consultees must be consulted at the application stage.
NEW DEER											
Preferred Sites											
OP1 Land at Fordyce Road 35 homes	0	-/-	0	0	0	0	+	+/-	0	0	Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity.

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											Minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip.
OP2 Land at Auchreddie Road East 7 homes	0	-/0	0	0	0	0	-	+/0	-	0	Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity, the impact the development may have on the landscape character and setting of listed buildings, and that only detached dwellings are proposed although this can be mitigated. The location of the site gives it a positive impact, as it is close to the main services of the settlement.
OP3 (BU027) Land at Auchreddie Croft 30 homes	0	+	0	0	0	0	0	+/0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required and green networks retained. Public water supply and drainage infrastructure is available and the development would not have any negative impact on air, climate, soil, landscape and biodiversity. A small area to the north is at risk from flooding, which can be mitigated through SuDS.
P1 To protect the recreation ground, bowling green, playground and tennis courts as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the landscape as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P3 To protect the strategic landscaping for Site OP2.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the play area as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a 2m wide strip of land to allow for a footway link to New Deer Showground	0	+	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BU021 Land South of Fordyce Terrace, New Deer 40 homes	0	+	0	0	0	-	0	+/-	0	--	The site has an overall mixed impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required and adequate education provision in primary school. However, the site is within a protected site, to conserve the setting of the settlement. Therefore, this proposal would have a detrimental impact on the settlement and the surroundings. The flood risk area to the south can be left as open space. The development would have a significant visual and cumulative impact on the listed buildings set to the north and west.

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Bid Site BU023 Land at Fordyce Terrace, New Deer 35 homes	0	+	0	0	0	-/0	0	+/0	0	--	The site has an overall mixed impact. There is no major infrastructure required and adequate education provision in the primary school. The flood risk area to the south east is a constraint, and proposed mitigation measure include a landscaped buffer. However, the site would have a significant impact on the setting of the listed buildings located to the west and within the centre of the settlement.
NEW LEEDS											
Preferred Sites											
P1 To protect the play area as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
NEW PITSLIGO											
Preferred Sites											
OP1 Land at Alexander Bell Place 12 homes	0	-	-	0	-	0	+	+/0	+	0	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. Negative effects on water, climate and biodiversity, while positive on material asset, population and human health. All other effects neutral.
OP2 Land at Denedoch 90 homes	-	0	-	0	0	0/?	+	+/0	0	0	This allocation is likely to have mixed effects. The air quality will be deteriorated due to the scale fo the development. Negative effects on climate, while positive on material asset, population and human health. Siting and design should reflect the strong

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											geometric grid development pattern of New Pitsligo. A FRA may be required to assess surface water runoff from adjacent land.
P1 To protect the areas of woodland, bowling green and war memorial as amenities for the settlement and green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the play area and open space as amenities for the settlement.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playing field as an amenity for the settlement.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the playing field and recreation area as amenities for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site BU034 Part of P1, East of Low Street, New Pitsligo 30 homes	0	0	0	0	--/-	-	0	+/0	0	0	The site has an overall negative impact due to infrastructure required, impact on ancient woodland and habitats & wildlife. The loss of trees located within the designated TPO area along with loss of protected plant, Wych Elm may not be replaceable. Re-planting have been recommended as a mitigation measure. However, a Tree Survey would be required to assess this site. A lack of mixture of house types would prevent access to housing for certain groups of residents, however, this can be mitigated through the design policy. The watercourse to the east would not result in flooding, however, a buffer strip would mitigate any unforeseen effects.
OLD DEER											
Preferred Sites											
OP1 (BU010) Land at Abbey Street 10 homes	0	0	0	0	0/-	0	0	+/0	0	-	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. There is opportunity to connect to neighbouring waste water drainage infrastructure. Negative effects on biodiversity and cultural heritage, while positive on population. All other effects neutral.
OP2 St Drostan's Eventide Home 17 homes	0	0	0	0/+	0	0	0	+/0	0	0	Mainly neutral effects. Slight positive impact on landscape due to the potential development of land which is currently brownfield.

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P1 To protect the recreation ground as an amenity of the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect an area of woodland as an amenity of the settlement.	0	+	0	0	++	0	+	0	+	+	Likely to have positive effects on biodiversity and setting.
R1 For a community purpose (cemetery extension).	0	-/?	0	-	-	-	+	0	+	0	Likely to have an adverse effect on soil and landscape but the effects unlikely to be significant. Due to the underlying geology and the presence of a private water supply, without a detailed groundwater assessment, the environmental impact on water factors are unknown.
CA Old Deer Conservation Area.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
PETERHEAD											
Preferred Sites											
OP1 Inverugie Meadows 1265 homes, community facilities and 4ha employment land	0	+/-	+	+/0	++/-	0	++	0	+/-	++	Positive effects are possible, as the site is adjacent to the A90(T) and new pedestrian links are proposed. Employment land and community facilities are proposed, which will have a permanent positive effect. Also, the creation of a nature reserve will enhance part of the area's biodiversity, and create a large area of open space. Safeguarding the former railway line will have a permanent long term positive effect, as it

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											would allow the opportunity for the line to be re-instated as a public transport route. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. B30 will have a slightly positive impact. Positive effects are possible, as the site is near to the A90(T) and employment land and community facilities are proposed. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. A FRA and buffer strips will be required. The existing mini-recycling facility could be enhanced, as it falls within the development proposal site.
OP2 Wester Clerkhill 250 homes	0	0	0	0	+/-	0	0	+	0	+	The site is on the east side of the A90(T) and will enhance existing pedestrian links to its service and business centres. SuDS are proposed. A FRA and buffer strips will be required. The site would have scored more positively if employment land was proposed within the proposed development area. Peterhead partially suffers from multiple deprivation. Providing additional affordable housing could enhance those living in the NE of the settlement.
OP3 Land at West Road 225 homes	0	+/-	0/-	0/+	0/-	0	+/-	+	0	+	The site is subject to a FRA to realign the ditch and reduce flood risk on the site. BUS sites are at minor flood risk from an adjacent watercourse, which could be mitigated through a Flood Risk and Geomorphological Assessment, and buffer strips.

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OP4 Land West of A90(T) 11.6ha employment land	0	0/-	0/-	+	+/-	0	0/-	0	0	+	Depending on the uses, negative effects are possible in the long term. Any employment land is proposed within the settlement, which will have a long-term positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife corridor is proposed to be enhanced, creating a permanent positive impact. A Transport Assessment may be required due to being close to A90(T). A FRA may also be required.
OP5 Land at Wellbank Land 35.3ha employment land	0	0/-	0/-	+	+/-	0	0/-	0	0	+	Depending on the uses, negative effects are possible in the long term. Any employment land is proposed within the settlement, which will have a long-term positive effect, enhancing Peterhead's existing industrial estates. Any woodland or trees should be aimed to be preserved. A Transport Assessment may be required. Part of the site at flood risk. An FRA and buffer strips will be required.
OP6 Land West of Damhead Way 9.1ha commercial land	0	0/-	0/-	+	+/-	0	0/-	0	0	+	Depending on the uses, negative effects are possible in the long term. Any employment land is proposed within the settlement, which will have a long-term positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife corridor is proposed to be enhanced, creating a permanent positive impact. Part of the site at flood risk. An FRA and buffer strips will be required.
SR1 Land at Wellbank 42.6ha employment land	0	0/-	0/-	+	+/-	0	0/-	0	0	+	Depending on the uses, negative effects are possible in the long term. Any employment land is proposed within the settlement, which will have a long-term positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife

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											corridor is proposed to be enhanced, creating a permanent positive impact. Part of the site at flood risk. A FRA may be required.
CC1 Upperton Industrial Estate 9.5ha commercial centre for large format stores	-	0	+	0	+	0	0	0	0	+	Proposing retail will have a long-term positive effect, enhancing Peterhead's existing retail park. However, there is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. Locating the retail site away from the main populations of Peterhead will increase road travel, in a settlement with already poor air quality in parts. A FRA may be required.
P1 To conserve the green network of Peterhead and local amenity, Collie Burn Park and play areas, and the setting of Peterhead.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To provide strategic landscaping for site BUS3.	0	+	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To conserve areas of tree belt around the River Ugie.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the playing fields as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the ground that forms part of Peterhead Power Station.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P6 To protect recreational open space as an amenity for the settlement.	0	+	0	0	+	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P7 To protect the grounds of a private residential school.	0	0	0/-	0	0/-	0/-	+/-	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. A FRA may be required.
P8 To protect the grounds of school playground as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the area for port related activities.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P10 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	-	+	0	0	0	0	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P11 To protect the Collie Burn embankment as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	0	0	0	0	The site acts as a buffer to Collie Burn. There may be some flooding issue. This use is not considered to have any significant environment effects on the receptors.
P12 (PLDP 2020 P13) To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P13 (PLDP 2020 P14) To protect the cemetery as an amenity for the settlement	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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and for contributing to the character of the place and forming part of the green-blue network.											
P14 (PLDP 2020 P15) To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For sport and recreation uses	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 For development related to Peterhead Power Station and major energy developments, as set out in National Planning Framework 3.	0	0/-	-	0	-/?	-/?	+/-	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except on potential flooding. A FRA and buffer strips may be required.
R3 For development of a new Peterhead Academy and community facilities	0	0	0	0	0	0	0	+	+	0	This use is not considered to have any significant environment effects on the receptors except on potential flooding. A FRA and buffer strips may be required.
R4 For a care and support service facilities	0	0	0	0	0	0	0	+	+	0	This use is not considered to have any significant environment effects on the receptors.
TC Peterhead Town Centre	0	+	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Peterhead Central Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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CA2 Buchanhaven Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA3 Roanheads Conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 – BUS4 Safeguarded for business uses	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Sites BUS3 and BUS4 may have potential flooding issues. A FRA and buffer strips may be required.
Alternative Sites											
Bid Site BU039 Land at Damhead, West of Damhead Way, Peterhead Retail Units	0	+/0	0/-	0	0	0	-	0	--	0	The site has an overall mixed impact due to its location. The site is not in very close proximity to the wider Peterhead town. There is constraint with surface water flood, which would emerge from the drain, although a buffer strip would mitigate this. The access off the A90(T) is unsuitable for safety and other reasons. Apart from these constraints, the development would allow integration through employment. There would be no concern with the loss of biodiversity, soil erosion, loss of open space and cultural heritage. The site is within pipeline consultation zone and hazardous land; therefore, relevant consultation and the site must be de-contaminated and this shall be added in the settlement statement.
Bid Site BU043 Land at Dales Industrial Estate, North of Damhead Way, Peterhead 100 homes	-	+	0	0	0	0	0	+	--	0	The site has an overall negative impact due to being set adjacent to an established business park, being within Hazardous Ground, and infrastructural constraints, namely education provision. A small

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											area of the site falls within a surface flood risk area, which can be mitigated through SuDS or open space allocation and there is no impact on soil and biodiversity. Any visual impact on the Dales House (B listed building) can be mitigated through appropriate screening, although consultation would be required. This hazardous ground would have a major impact on human health and consultation with the Health and Safety Executive would be required and de-contaminate the land.
Bid Site BU044 Land at Wellington Place Farm, West of A90 and Dales Industrial Estate, Peterhead 500 homes	0/-	+	0	0	--	0	0	+	--	0	The site has a mixed impact due to infrastructure required, hazardous land and habitats. There is an adequate provision for water supply and drainage infrastructure, however, a growth project may need to be recognised to provide services for this and other developments. A small area to the south east and south west has risk from surface water flooding, which can be mitigated through SuDS or open space provision. Protected species have been recorded within the site, although this may be mitigated through appropriate care at the design stage. Given the site may be affected by a hazardous development that is close by, appropriate consultation and mitigation measures (as per recommendation) have to be followed.
Bid Site BU046 Site OP1, Inverugie, Meadows, Waterside, Peterhead Healthcare Facility	0	0	0	0	0	0/-	+0	0	0	0	The site has overall neutral impact due to the setting of the site being adjacent to a large settlement, no major constraint which would indicate that the site is unsuitable for development. The site is bisected by few drain channels,

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											therefore, a buffer strip would be required to mitigate a potential flooding risk. Also, native plants, wildflower verges and nectar plants would enhance biodiversity and SuDS in appropriate locations would mitigate from surface water flood.
Bid Site BU047 Land at Ugie Road, West of Ugie Hospital, Peterhead Extension of Ugie Hospital	0	+/-0	0	0	0	-/-0	++	0	0	0	The site has mixed impact due to the minor risk of flooding and the site falls within a designated protected land. However, it provides for the extension to a hospital. The site would eliminate a portion of a protected site; however, this loss would not have any negative impact on biodiversity, cultural heritage, species and health. The development would not strain existing infrastructure.
Bid Site BU052 Land at Faith Acres (OP1), Inverugie, Peterhead 180 homes	-	+/-0	-	0	--	0	-	+	0/-	0	The site has a mixed impact due to its scale and location, loss of woodland and impact on the setting of a B listed building. There are watercourses set adjacent and bisecting the site, although this can be mitigated through a buffer strip. The surface water flood areas are not considered to be introduce risk, however, provision of SuDS would mitigate this. The loss of woodland would have an impact on climate change, air quality, biodiversity and material assets and due to the size of the woodland, it is not possible to replace this through any mitigation measure. If the site comes forward, then the design and layout should complement the B listed building.

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Bid Site BU053 Site A, North of Faith Acres (OP1 Extension), Inverugie, Peterhead 24 homes	0	+	0	0	--	0	-	+/0	0/-	0	The site has a mixed impact due to the result of significant loss of woodland to accommodate this development and this vast loss cannot be mitigated. Also, this development may cause habitats fragmentation and disturbance of wildlife. Furthermore, the air quality may decline due to the loss of this vast woodland. The site can be accessed via the adjacent site, BU052, this results restriction on access.
Bid Site BU054 Site B, South of Faith Acres (OP1 Extension), Inverugie, Peterhead 22 homes	0	+	0	0	--	0	-	+/0	0/-	0	The site has a mixed impact due to the result of significant loss of woodland to accommodate this development and this vast loss cannot be mitigated. Also, this development may cause habitats fragmentation and disturbance of wildlife. Furthermore, the air quality may decline due to the loss of this vast woodland. The site can be accessed via the adjacent site, BU052, this results restriction on access. The site is adjacent to a SMR, however, would not result in any negative impact.
Bid Site BU055 Site South of Faith Acres (OP1 Extension), Berryhill, Peterhead 150 homes	-	0	-	0	0	0	-	+	0	0	The site has an overall mixed impact due to its proximity to the settlement and access to employment and amenities. However, there is likely to be an issue with the access into the site, this is because the road to the south is A950 (A classified road) and the road to the west is a single track road and this requires to be upgraded to accommodate traffic and two access points into the site would be required. There is a lack of provision in the primary school. There is also a negative impact on water quality and habitats which shall result from the loss

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											of woodland. There is a B listed building to the west of the site, which may be a constraint factor.
RORA											
Preferred Sites											
OP1 Land at The Park 6 homes	0	-/0	0	0	-	0	+	+/-	0/+	0	Given the scale of the proposal, overall the development will have a mixed effect, as it is not located close to the settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. The site is adjacent to an area of flood risk, which could be mitigated through a FRA and buffer strip. The creation of the park would benefit the local community and have permanent positive effects.
P1 To protect the public park as an amenity of the settlement and to protect the area as a significant contribution to the character of the place	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

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ST COMBS											
Preferred Sites											
OP1 (BU037) Site to West of Millburn Avenue 30 homes (affordable homes)	0	0	0	0	0	0	++	+/0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, connectivity to the existing green networks would be achieved. The site is affected by surface water flooding and a FRA may be required as well as SUDS to mitigate effects. It is unlikely to have any negative visual impact from the coast. The 100% affordable housing would benefit the community and a mix of houses designs would meet the requirement of different groups.
OP2 (BU036) Site to North of High Street 45 homes	0	+	0	0	0	0	0	+/0	+	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity and providing housing choice to residents. There is no major infrastructure required and it is unlikely to effect air quality, cultural heritage, biodiversity and water environment. The development would not have any negative impact on the SPA. A Visitor Management Plan should be in place to manage recreational activities. The development would be connected to existing cycle and core paths and connect to green spaces. A Flood Risk Assessment may be required due to the presence of surface water flooding.
P1 To protect the setting of the settlement, the cemetery and the site of the	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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community hall as a significant contribution to the character of the place											
P2 To protect the strategic landscaping required for site OP1	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site BU035 Land to West of St Combs 100 homes	0	+/-	0	0	0	0	0	+	+	0	The site has an overall neutral to positive impact due to the location of the site. While the scheme may provide benefits to human health and population and have a neutral impact on soil, material assets, landscape, cultural heritage and biodiversity. Public drainage is available. Air quality, climate and water has to be mitigated by taking appropriate measures such as bus stop and SuDS schemes/buffer strip and this shall be specified in the Settlement Statement.
ST FERGUS											
Preferred Sites											
OP1 (BU022) South of Newton Road 38 homes	0	+	0	0	+	0	0	+	+	0/-	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity and no major infrastructure required. The public water supply and drainage can accommodate this development. A Flood Risk Assessment may be required due to surface water flooding. The woodland to the west can be offset by a buffer strip and open space can play a role in retaining and enhancing biodiversity. The listed

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											building set to the west and within the woodland can be screened as required to mitigate visual impact.
P1 As part of the exclusion zone for the St Fergus Gas Terminal	0	0	0	0	0	0	0	0	0/+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground, woodland and setting of the settlement, which contributes to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the school playground and recreation uses as an amenity of the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for major oil and gas related development at St Fergus Gas Terminal, including carbon capture and storage, and hydrogen production.	+/-	0/-	0	0/-	+/-	0	0/+	0	0/-	+	St Fergus Gas Terminal (R1) would have mixed effects on the environment given its scale and location. However, mitigation measures such as buffers along watercourses would reduce the impact. A Flood Risk Assessment may be required to support development proposals due to flood risk. The site is not within an Area of Landscape Significance, and the effect of any new development may be reduced given that most of the site is already development. Landscaping could reduce any adverse effects.
Alternative Sites											
Bid Site BU015 Land at Kinloch Road, St Fergus	0	+0	0	0	0	0	-	+0	0	0	The site has an overall mixed impact due to its location adjacent to the settlement, with good

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25 homes											connectivity and adequate education provision, but the minor road would need to be widened. The scheme would have a natural impact on soil, material asset, water environment as well as air quality and climate factor. Public water and drainage is available to accommodate this development. The design of homes would allow integration and meet the needs of different groups.
Bid Site BU059 Land at Kinloch Road (Residential), South East of Broom Hill, St Fergus 50 homes	-/0	+/-	0/-	0/-	+	--	0	+	0	0	The site has an overall negative impact due to the proximity and connectivity from the settlement. The east part of the site falls within a flood risk zone; a Flood Risk Assessment may be required. Part of the site is within an area of peat and development should avoid this area to mitigate effects. Development would also disturb the strategic landscaping and create another cluster of development. It could also increase commuter traffic into Peterhead.
Bid Site BU060 Land at Kinloch Road (Mixed Use), South East of Broom Hill, St Fergus 64 homes	-/0	+/-	0/-	--	+/-	-	0	+	0	0	The site has an overall negative impact due to proximity and connectivity from the settlement and loss of peatland. The north and east part of the site falls within a flood risk zone; although mitigation measures can be undertaken through a Flood Risk Assessment. It would disturb the strategic landscaping to the north of the site and create another cluster of development. The biodiversity would also be affected from the loss of pond/loch from its natural environment. This would have a major negative landscape effect in the long run

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											and could increase commuter traffic into Peterhead.
STRICHEN											
Preferred Sites											
OP1 West of Burnshangie House (formerly OP3) 18 homes	0	0	0	0/+	+	0	-	+/-0	0/-	+	Negative effects could be possible as only detached dwellings are proposed and the site is located on a hill. The SW orientation of the site would maximise solar gain. Minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip. There is the need to upgrade waste water treatment works to cope with future development. This makes the assessment on water significant.
OP2 Hospital Brae 22 homes	0	0	0	-	0	-	+	+/-0	0	-	Neutral in most aspects except for soil, landscape and cultural heritage which have been assessed as having negative impacts but are less significant than the generic assessment. The material asset and population have been identified as having a positive impact but again are less significant than the generic assessment.
P1 To protect the North Ugie water as a significant contribution to the character of the place and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the Market Stance as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the Newton Wood as an amenity for the settlement and forming part of green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect ground for a school playground and community uses as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Strichen conservation area	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
PLDP 2020 OP3 (BU009) Land at Brewery Road 49 homes	0	+/0	0	0	0	+/-	0	+	0	0	The site has a mixed impact due to its location adjacent to settlement, with good connectivity and no major infrastructure required except from establishing a suitable access. There are concerns associated with the neighbouring woodland to the east and landscape setting, and any impact the development may induce on the woodland. There are listed buildings adjacent to the site and most of Strichen is designated as a conservation area, therefore, careful consideration must be taken. These factors can be mitigated through a buffer strip, natural screening and good house design along with mixed housing types.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site BU056 Land East of Playing Fields, Off B9093, Strichen 20 homes	0	+/-0	0	0	0	0	-	+/-0	0	0	The site has an overall negative impact due to the proximity from the settlement, pattern of development would be obscure and differ from the existing pattern of the settlement. This scheme has a neutral impact on soil, biodiversity, landscape, human health and air quality.
Bid Site BU057 Land South of the Cemetery, Off A981, Strichen 45 homes	0	+/-0	0/-	0	-	-	0	+/-0	0	0	The site has an overall negative impact due to the proximity from the settlement, the unforeseen impact on water quality and habitats surrounding the site. This development would generate a disjointed pattern of development because the development would be surrounded by woodland to the west and edge of the settlement. The listed buildings set to the north can be mitigated through natural screening and good house design.
STUARTFIELD											
Preferred Sites											
OP1 North of Knock Street 75 homes, sports and recreation facilities	0/-	-	0/-	0	0/-	0	+	+	0	+	The site is on the water course of South Ugie Water, which is at a high risk of failing to meet good ecological status due to point source water pollution. The settlement is in an unsustainable location due to its isolation and new residents will have to rely on Mintlaw and Peterhead for services beyond the most basic. However, there is a requirement for a small allocation of housing in the settlement to provide for local need and support local services including the local shop and school.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											The development is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. The development is located close to and slightly takes in a fluvial flood risk area. A FRA may be required.
P1 To protect the setting of the settlement as a significant contribution to the character of the place.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the pond and open space as amenities for the settlement and to protect the area as a significant contribution to the character of the place.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the strategic landscaping required for Site OP1.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the recreation ground, bowling green and tennis court as amenities for the settlement.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the woodland as a significant contribution to the character of the place.	0	+	0	0	+	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the area of open space leading up to the primary school.	0	0	0	0	-	-	+	+	0	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P7 To protect the setting of the settlement as a significant contribution to the character of the place.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a sustainable drainage system	0	0	0	0	0/+	0	+	0	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors, but a FRA may be required as its adjacent to a watercourse at risk from flooding.
R2 For sports, recreation and community facilities	0	+	0	0	+	0	0	0	0	+	This use is not considered to have any significant environment effects on the receptors, but a FRA may be required as its adjacent to a watercourse.
New R3 For a link road between the B9030 and site OP1.	0	0	0	0	0/-	0	+	0	0	0	Will involve land take for future development. This use is not considered to have any significant environment effects on the receptors, but a FRA may be required as part of the development OP1 as a watercourse runs through the site.
Alternative Sites											
Bid Site BU006 Land to the West of Stuartfield 60 homes	0	0/-	0	0	0	-	0	+	0	?	This site has an overall mixed impact due to its location adjacent to settlement, with good connectivity, and green networks retained. However, there are constraints regarding sewage and private treatment has been proposed. A buffer strip and natural screening would mitigate issues on the listed building to the west and woodland. Flood Risk Assessment would be required to ensure that the flood areas are mitigated as per recommendation.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site BU007 Land to the West of Stuartfield 20 homes	0	0	0	0	0	0	0	+/0	0	0	The site has an overall minor positive impact due to its location adjacent to the settlement, with good connectivity, and green networks retained. However, there are constraints regarding waste water treatment works and private sewage treatment have been proposed. A buffer strip and natural screening would mitigate issues on the listed building to the west and woodland. A Flood Risk Assessment would be required to ensure that the flood areas are mitigated as per recommendation.
Bid Site BU008 Land North of Knock Street (Site OP1), Stuartfield 125 homes (but only 80 new homes)	-/0	0	0	-	+	-	0	+	0	0	The site has an overall mixed impact due to infrastructure required (a secondary access and an upgrade to the waste water treatment works) and education provision. These can be mitigated. The development would have an impact on the traffic flow in Mintlaw and existing bus route to Mintlaw may reduce the commuter traffic.
Bid Site BU016 Land South of Quaralehouse Farm, Stuartfield 1 home and landscaping	0	0/?	0	0	0/+	-	0	-/0	0	0	The site has a mixed impact due to the impact on the landscape character, single house proposed, loss of open space and primary school capacity issues however landscaping would provide some biodiversity value. Mitigation measures such as new open spaces, consultation with education and meeting design policy would mitigate these issues.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
LANDWARD SITES											
AUCHLEUCHRIES											
Preferred Sites											
Bid site BU019 Land at Muirtack, Auchleuchries Extraction of sand and gravel quarry	-	0	-/0	0	0	0	0	0	0	0	The site has a generally neutral effect, with a negative impact on air and water quality as a result of the extraction of sand and gravel. Mitigation measures will be required to avoid peat to the north of the site.
CLUBSCROSS											
Alternative Sites											
Bid Site BU011 Land at Clubscross, Peterhead 4 homes	0	0	0	0	0	-	-	+/0	-	0	The site has an overall negative impact due to the infrastructure required, lack of primary school capacity and being unsuitable to achieve active travel. The development would have negative impact on the landscape as it would alter the pattern. The development would be set adjacent to an existing farm, this may be a nuisance to the residents. The development would be set adjacent to a dairy farm, therefore, there may be an issue with human health and nuisance.
COWSRIEVE											
Alternative Sites											
Bid Site BU012 Land at Cowsrieve, Peterhead 4 homes	0	0/?	0	0	0	-	0	+/0	-/?	0	The site has an overall negative impact due to proximity the from settlement, introducing ribbon development, infrastructure required, lack of

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											primary school capacity and being unsuitable to achieve active travel. The development would have negative impact on the landscape as it would alter the pattern. The development would be set adjacent to an existing farm, this may be a nuisance to the residents.
RAVENSCRAIG											
Alternative Sites											
Bid Site BU004 Land at Ravenscraig, Inverugie 16 homes	0	--	--	0	0	-	0	+/0	0	--	The site has an overall significant negative impact due to proximity from the settlement, impact on water quality, scheduled motte (castle) and habitats. The site is on a fluvial and surface flood risk zone and it is not possible to mitigate this due to the extent of the affected area. The landscape would be affected due to the site being set in a semi-rural setting and the proposed density would seem overly dense. Private sewer has been proposed, however, if allocated, the site must be connected to the public sewer due to constraint associated with flood risk.
Upperton											
Alternative Sites											
Bid Site BU040 Land at Upperton, North of Sandford Cottage, Peterhead Employment land	0/-	0/?	0	0	0	0/-	-	0	?	-/?	The site has a mixed impact due to its proximity and connectivity with Peterhead, but negative impacts on air, cultural heritage and landscape. Providing Transport Scotland allows access from the A90(T), an alternative would need to be found. Due to its

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											<p>location, uses are restricted to development that is related to Peterhead Power Station.</p> <p>Depending upon the business/industry, the site may release chemicals, which would have negative air quality and human health. Relevant consultations to be carried out at application stage to mitigate any issue. East section of the site is bounded by Den of Boddam archaeological site (former railway embankment). Strategic landscaping would be required to mitigate visual impact from the coast and could improve biodiversity.</p>

Table 8.7.3: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Formartine

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
BALMEDIE											
Preferred Sites											
OP1 (FR077) Land at Balmedie South 80 homes, 11Ha of employment land, mixed commercial land, retail and hotel	0	0	0	0	+	0	+	+	+	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, and green networks retained and enhanced. No flood risks, but as a watercourse runs through the site a Flood Risk Assessment may be required.
OP2 (FR124) Land south of Chapelwell 220 homes	0	0	0	-	+	0	+	+	+	0	The site has a mainly positive impact due to its location adjacent to the settlement, with good connectivity, mix of housing proposed, including over provision of affordable housing, no major infrastructure required, and green networks retained. No flood risks, but as a watercourse runs adjacent to the site a Flood Risk Assessment may be required.
OP3 Menie Erection of 550 Dwellinghouses (Up to 500 Residential Units and a Minimum of 50 Leisure/Resort Units), Community Facilities (Class 10 Non-residential Institutions and Class 11 Assembly and Leisure), Development Falling Within Class 1 (Shops), Class 2 (Financial, Professional and	-	-	-	--	--	--	+/-	+	0	-	Development of this site will lead to significant negative impacts on soil and biodiversity due to impacts on the SSSI. Landscape impacts will also be significant due to the scale of the development on currently undeveloped land. There will also be minor adverse impacts on air, water, cultural heritage and climate due to the scale of the development. There will be positive impacts on material assets and populations due to the creation of new housing and leisure facilities. A FRA may be required due to surface water flooding on the site.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Other services), Class 3 (Food and Drink), Landscaping and Supporting Infrastructure											
P1 To protect the area of open space and sports pitches as an amenity for the settlement and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the woodland setting of the village as forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the area of open space as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P5 To protect the golf course as an amenity for the settlement.	0	-	-	-	--	-	+	0	0	0	This use may involve negative impacts on biodiversity and soil due to the proximity to the SSSI.
P6 To protect the golf course as an amenity for the settlement.	0	-	-	-	--	-	+	0	0	0	This use may involve negative impacts on biodiversity and soil due to the proximity to the SSSI.
R1 Reserved for community uses.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
Bid Site FR079 Site 1, East of A90, South Orrock, Balmedie Employment (Business & Offices, General Industrial, Storage and Distribution)	-	0	0	--	+	0	0	0	0	0	The site has mixed impacts with positive being biodiversity enhancement, but a negative impact would be soil erosion and loss of some prime agricultural land. It could provide a positive impact if developed as part of the wider FR116 bid.
Bid Site FR080 Site 2, East of A90, South Orrock, Balmedie Employment Land	-	0	0	-	+	0	0	0	0	0	The site has mixed impacts with positive being biodiversity enhancement, but a negative impact would be soil erosion. It could provide a positive impact if developed as part of the wider FR116 bid.
Bid Site FR089 Land at Keir Farm, Balmedie 500 homes	-/0	0	0	0	+	0	0	+	+	-/0	The site has a mostly positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, and green networks retained. Potential for adverse impact on the scheduled monument Hare Cairn, and restricting development to the east (next to the road) may help mitigate impact.
Bid Site FR103 Land at Blairton Farm, Balmedie 6 homes	0	0	0	+	0	0	0	+	0	+	The site has an overall positive impact due to its location adjacent to the settlement, with reasonable connectivity, no major infrastructure required, brownfield development, landscaping retained to enhance biodiversity.
Bid Site FR116 Land at Blairton, Balmedie 1650 homes	-	0	-	--	?	0	+	+	+	0	The proposed site has a mix of positive, negative and neutral impacts. The key SEA impacts are on air quality, soils and landscape however these issues would be relevant to most proposals of a similar scale and the main issue is that the site is classified as prime agricultural land. Despite this the proposal could have (if the opportunities identified can be delivered) a significant positive effect on the local population and human health. Impact on

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											Ythan Estury SPA and Sands of Forvie SAC are unknown due to recreation impacts. A wide buffer would protect it from any development.
Bid Site FR022 Land at Millden, Balmedie 500 homes	-	-	-	0	+/-	0	+	+	0/+	-/?	The site has a mixed impact. Negative impacts are the proximity from the settlement, infrastructure required, landscape impacts and impact on air and water quality. An assessment on potential impact to a stone circle may be required. Population is a positive impact as a mixed tenure of housing would be required through LDP policy, although this is a mitigation measure and housing type was not specified by the applicant. Proposal includes a new school.
Bid Site FR128 Land at Southfolds Farm, Balmedie 20 homes	0	0	0	-	0	0	-	+/-	0	0	The site has an overall negative impact due to the infrastructure required, impact on prime agricultural land, and landscape impacts.
Bid Site FR148 Land at Hill of Keir, Balmedie 21 homes	0	0	0	0	0	-	-	+/-	0	0	The site has an overall negative impact due to the potential impact on landscape and population, and proximity to services and infrastructure.
BARTHOL CHAPEL											
Preferred Sites											
OP1 (FR059) Land at Barthol Chapel, Inverurie 5 homes	0	-/?	0	0	0/+	0	+/-	+	+	0	The site has an overall positive impact overall due to its location adjacent to the settlement, with potential to offer good connectivity and sustain the local primary school. There is negative impact on WWTW, school capacity, and potentially roads but given the small-scale development, mitigation measures are available for

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											these effects. Due to the presence of a small watercourse, a Flood Risk Assessment may be required.
P1 To protect the playing fields as a local amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the churchyard and landscape setting of the village as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
BELHELVIE											
Preferred Sites											
OP1 East end of Park Terrace 14 homes	0	-	-	0	-	0	-	0	0	-	The site has an overall negative impact due to infrastructure required and surface water flood risk. Mitigation measures include a WWTW upgrade and FRA.
P1 To protect the recreational open space as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect an area of woodland as a significant	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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contribution to the character of the place.											
Alternative Sites											
PLDP 2020 OP2 (FR131) Land at Cairntack (East) 41 homes	0	-/0	0	0	0	0	-/0	+/0	0	0	The site has an overall negative impact due to the infrastructure required and surface water flood risk. Mitigation measures include WWTW upgrade and FRA. Increased school capacity would also be required.
PLDP 2020 OP3 (FR024) Land to the East of Cairn View 49 homes	0	-	0	0	0	0	0	+/0	0	0	The site has an overall negative impact due to education provision and impact on private water drainage.
PLDP 2020 R1 For a future Community Centre.	0	0	0	0	0	0	++	0	0	0	This use is not considered to have any significant environment effects on the receptors.
Bid Site FR025 Land at Cairntack (West), Belhelvie 50 homes	0	-/?	-/0	0	+	0	0	+	0	0	The site has an overall negative impact due to the lack of education capacity and WWTW with potential need for private drainage. A buffer strip may be required next to ancient woodland.
BEREFOLD											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR013 Land at the Former Overton Piggery, Berefold 6 homes	0	0	0	0	+	-	0	-	0	0	The site has a mixed impact with positive aspects related to the remediation of brownfield land. Negative impacts are in terms of suburbanisation of the countryside due to the scale proposed and lack of house types.

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BLACKDOG											
Preferred Sites											
OP1 Land at Blackdog 600 homes, 4ha employment land and 7ha strategic reserve	-	-	-	0	+/-	0/-	-	0	0	++/-	Very large mixed-use development that integrates with the development of the AWPR and would provide many new services and community facilities. There is potential to create a settlement centre and facilities for the current settlement and the wider rural area. Minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip. Part of the development is on green belt land, but the site is adjacent to the settlement (could be regarded as an infill site between the homes and existing industrial estate). Remediation of contaminated land at a landfill site. Part of the site proposed for a park and ride and specialist retail facility. Its isolation from the settlement has resulted in more negative effects but together with the other sites will result in an overall mixed environmental impact except for potential flooding. A FRA will be required.
GB Green belt.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	-	-	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC (new designation) Town Centre	0	0	0	0	+	0	+	0	+	0	No development on this site exists, but marks out the boundary of a future town centre. This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site FR057 Land to West of A90, Blackdog Roadside services	0	-/?	-	0	-	0	0	0	0	0	The site has an overall negative impact due to proximity from the settlement, infrastructure required, impact on landscape, water quality and habitats.
Bid Site FR113 Site OP1, Town Centre, Blackdog	-	-/?	0	0	+/-	0	+	0	0/+	0	The site has an overall mixed impact due to the nature and scale of the proposal. It scores positively on human health, population and material assets, and negatively on air and water quality, although this can be mitigated.
COLLIESTON											
P1 To protect the setting of the harbour as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect St Teman's Church and the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 To allow the development of community based enterprises around Slains Kirk Building and the existing community centre.	0	0	0	0	0	0	+	0	0	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
CULTERCULLEN											
Preferred Sites											
P1 To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the landscape setting as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CUMINESTOWN											
Preferred Sites											
OP1 (FR038 and FR039) Land to the north-west of Teuchar Road 60 homes	0	-/0	-/0	0	+	0	0/+	+	+	0	The site has an overall mixed effect due to the infrastructure required and impact on water quality and flood risk. However, significant biodiversity and open space enhancements are proposed. Mitigations required are a buffer strip and a FRA.
P1 To protect the cemetery as an amenity for the settlement.	0	-	0	0	-	-	0	0	0	0	May involve land take for burial. This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing fields as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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BUS Safeguarded for business uses. The western, undeveloped part of the site shall be used only for class 4 uses.	0	0	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
DAVIOT											
Preferred Sites											
P1 To protect the landscape setting of Daviot Estate and the ancient woodland as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the community land as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the car park as an off-street parking area as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery including the site of St	0	+	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.

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Colm's Church and stone circle as an amenity for the settlement and as a significant contribution to the character of the place.											
Alternative Sites											
Bid Site FR018 West of Wellpark, Daviot 30 homes	0	0	-	-	-/+	-	0	+/-	+	-	The site has a mixed impact. Negatives are due to the loss of prime agricultural land, the scale of development exceeding available WWTW and education capacity. The development would also promote car dependency, and its siting and scale would impact on landscape and cultural heritage. Positive effects arise from housing choice and walking/cycling opportunities. WWTW impact could be mitigated by a growth project.
Bid Site FR081 Land at Whiteley Farm, Daviot 12 homes	0	0	0	-	+	0	0/-	+/-	0	0	The site has a mixed impact. Negatives are due to proximity from the settlement, infrastructure required, potential impact on cultural heritage, limited housing choice for the population, loss of prime agricultural land, and impact on natural heritage. Mitigations include a buffer strip along ancient woodland and the David Estate (cultural heritage). WWTW does not have the capacity to accommodate this development however, private drainage would be acceptable as an alternative.
Bid Site FR100 Land Adjacent to Norven, Daviot 3 homes	0	0	0	0	0/+	0	-	-	0/-	0	The site has a mixed impact with negatives being distance from the settlement, and infrastructure required. The site has a neutral impact on air quality, water, soil, landscape and cultural heritage. Private drainage is acceptable due to the number of homes proposed. There is constraint with education provision at the secondary school, although this is considered to be

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											temporary. Biodiversity enhancement would have a small impact on the species and there are opportunities for cycling to connect to Daviot. Limited house types have been proposed, however, this can be mitigated through the force of the Design Policy.
Bid Site FR101 Land West of Daviot 37 homes (self-build plots)	0	0	0/-	-	0/+	0	-	-/+	+	0	The site has an overall mixed impact due to the loss of prime agricultural land and lack of WWTW and education capacity. The development would also promote car dependency and provide a limited housing choice; however, this would be mitigated as any housing development must comply with LDP policy to provide a sustainable mix of housing with a minimum of 25% affordable homes. WWTW impact could be mitigated by a growth project, however, private drainage provision may be acceptable.
Bid Site FR102 Land North of Woodland Gardens, Daviot 12 homes	0	0	0	-	+	0	0/-	+/0	+/?	0	Site has a mixed impact with negative aspects being due to proximity from settlement, infrastructure required, limited housing choice (however this would be mitigated as any housing development must comply with LDP policy to provide a sustainable mix of housing with a minimum of 25% affordable homes). The development would cause the loss of prime agricultural land, and impact on natural heritage. Mitigations include a buffer strip along ancient woodland.
ELLON											
Preferred Sites											
OP1 (FR090) Cromleybank, Ellon	-/0	+	-/0	-/+	+	0	++	+	+	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, green networks retained,

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
980 homes, a new Primary School and associated facilities, and 2ha of Employment Land											together with housing choice, employment and active travel opportunities. Development must be set back from the listed Old Bridge of Ellon to protect its setting. A FRA will be required to address flood risk and buffer strips.
OP2: Former Academy and Academy Annex Site Provisionally mixed use options are being explored including housing, affordable housing, community uses, and office space	0	0	0	-/+	0	0	++/--	++	++	0	A change of use from educational to residential and community uses is not likely to result in increased car travel and associated impacts on air and climatic factors, but is likely to have a mixed impact on soil. While the remains of Ellon Castle i.e. to the east of the site, re-development is unlikely to have a negative impact. While there is a strip of woodland running along the northern and NW boundary of the site, the proposal is unlikely to have a negative impact. If housing is preferred, it is likely to have a significant negative impact on material assets as there is insufficient primary school capacity. Likely to have significant positive impact on material assets, population and human health through provision of new housing, including affordable housing open space. Neutral impacts on all other topics.
OP3 (FR011) Hillhead Drive 10 homes	0	0	0	--	+	0	0	0/+	0	0	The site has an overall positive impact due to its location adjacent to settlement, with good connectivity, no major infrastructure required, and biodiversity enhancements, although there is loss of prime agricultural land. A FRA will be required due to the presence of a watercourse along the western boundary that has been historically straightened, and buffer strips.
OP4 Balmacassie 29ha employment land	--	0	0	0	-	0	+	0	0	0	Mixed effect overall.
CC1 (FR032) Waterton 10,000sqm retail and leisure uses	0	-/?	0	0	0/+	-/0	+	0	+	0	The site has a positive effect overall. Positive impacts on biodiversity, population and human health through provision of new public open space and connecting to

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											existing core paths. Negative impacts are due to waste water treatment and landscape impact. Mitigations include a FRA, buffer strips and strategic planting.
P1 To protect McDonald Park and the golf course as an amenity for the settlement and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the setting of Ellon Castle and surrounding woodlands as an amenity for the settlement and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the River Ythan area as an amenity for the settlement and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the Meadows sports facility as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the playing fields as an amenity for the settlement and forming part of the green-blue network.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P6 To protect the bowling green as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the area as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the area as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environmental effects on the receptors.
P9 To protect the play area as an amenity for the settlement.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environmental effects on the receptors.
P10 To protect the cemeteries as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environmental effects on the receptors.
P11 To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	+	0	0	+	0	+	0	+	+	This use is not considered to have any significant environmental effects on the receptors.
R1 For a new cemetery.	0	-	0	-	-	-	+	0	+	0	R1 Increased employment land. Minor flood risk from an adjacent watercourse. May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R2 For the existing Formartine and Buchan	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding.

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Way route and for a future potential railway route.											A FRA may be required.
BUS Safeguarded for business uses.	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. A FRA will be required.
Ellon Town Centre.	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environmental effects on the receptors.
Alternative Sites											
Bid Site FR092 Site at Cassiegills, Ellon 150 homes	-/?	0	-/0	0	0/+	-/0	0	+	0/+	0	The site has an overall mixed impact due to its scale and location causing negative effects on air quality, climatic factors and landscape character, but also providing positive effects on biodiversity and population and human health though increased housing choice.
Bid Site FR031 Waterton, South of A920, Ellon Mixed use/150 homes/retail and riverside park	-/?	-/0	-/?	--	+	-/0	-/+	+	0/+	0	The site has an overall mixed impact. Negative impacts are due to siting and scale of development and impacts on air quality, infrastructure requirements, climatic factors, and landscape, together with the loss of prime agricultural land. However, site mitigations include SuDS and strategic planting, and a buffer strip adjacent to ancient woodland.
Bid Site FR063 Site 1, Adjacent to Golf View, Ellon 122 homes	-	-/?	-/0	0	0	-/?	-/?	+	0/+	0	The site has an overall negative impact due to negative effects on landscape character, air quality with possible impact on water drainage and downstream flooding and infrastructure requirement. Mitigations include a WWTW growth project.
Bid Site FR064 Site 2, Adjacent to Golf View, Ellon 104 homes	0	-/?	0/-	-/0	0	-/?	-/?	+/0	0	0	The site has an overall negative effect due to impacts on landscape character, water quality and possible downstream flooding, and infrastructure requirement. Mitigations include a WWTW growth project.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR075 Parkview, Broomfield, Ellon 3 homes	0	-	0	0	0	-	0	-	0	0	The site has an overall negative effect due to proximity from the settlement, and impacts on landscape character, water drainage and housing choice.
Bid Site FR076 Hornhilllock Broomfield, Ellon 3 homes	0	-	0	0	0	-	0	-	0	0	The site has an overall negative effect due to proximity from the settlement, and impacts on landscape character and water drainage.
Bid Site FR084 North of Waterton House, Ellon 10 homes	0	0	0	--	0/+	0	0/-	+/0	0/+	0	The site has an overall negative impact due to loss of prime agricultural land and siting. Landscape impact would be mitigated by strategic planting.

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FOVERAN											
Preferred Sites											
OP1 South of Westfield Farm 100 homes and 2Ha employment land and 3Ha Strategic Reserve	0	0/-	+/-	0	-	0	+/-	+	0	+	Quarry site, housing and leisure proposed. There is a potential for flooding. A FRA may be required.
OP2 West of McBey Way 75 homes	0	-	+	0	-	0	+	+	0	+	Quarry site, housing and leisure proposed. There is a potential for flooding. A FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
OP3 (FR065) South of Turin Way 36 homes	0	-/0	0	-	0	0	+	+	0	0	The site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, but this small-scale development would provide housing to meet local needs and support community assets and the site fits well within the settlement. A Flood Risk Assessment may be required due to the presence of a small watercourse on the northern boundary that has been straightened, and a buffer strip.
OP4 (FR066) Site 2, Land at Blairythan Terrace 20 homes	0	-/0	0	-	0	0	+	+	0	0	The site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, however this small-scale development would provide housing to meet local needs and support community assets and the site fits well within the settlement.
OP5 (FR082) Land Adjacent to Former A90, North of Westfield Road 14 homes	0	-/0	0	-	0	0	+	+	0	0	The site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be some loss of prime agricultural land, however this development would provide housing to meet local needs and support community assets and the site has potential to fit well within the settlement.
P1 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
Alternative Sites											
Bid Site FR067 Site 3, Land at Blairythan Terrace, Foveran 38 homes	0	-/0	0	-	0	0	+	+	0	0	The site has an overall mixed impact with negative effects on water quality, due to a lack of waste water infrastructure in a waste water drainage hot spot, however a growth project has been initiated. There will also be loss of prime agricultural land, however this small-scale development would provide housing to meet local needs and support community assets and the site fits well within the settlement.
Bid Site FR109 Land to South West of Foveran 580 homes	-	-/?	-	--	-	-	0	+	+	-	The site has an overall mixed impact, but scores negatively due to the scale of development, proximity to existing settlement, infrastructure required and impact on water quality and landscape. Mitigation measures required are sewage upgrade, buffer strips, and FRA.
Bid Site FR142 Land West of A90 (Phase 1), North of Blairythan, Foveran 150 homes	0	-/?	-/0	--	0/+	0/-	-/+	+	+	0	The site has a mixed impact with negative aspects being infrastructure required, notably waste water treatment and on water quality due to the site being in a waste water drainage hotspot, and impact on soil quality due to loss of prime agricultural land. A visual impact assessment is identified to mitigate against landscape character impact; however, the site is considered an unnatural extension to the settlement.
Bid Site FR143 Land West of A90 (Phase 2), North of Blairythan, Foveran 410 homes	-/0	-/?	-/0	--	0	0/-	-/+	+	+	0	The site has a mixed impact. Negative aspects include, infrastructure required, notably waste water treatment, impact on water quality due to being in a waste water drainage hotspot, and impact on soil quality due to loss of prime agricultural land. A visual impact assessment is identified to mitigate against landscape character impact, however the site is considered an unnatural

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											extension, elongating the settlement northwards disproportionately.
FYVIE											
Preferred Sites											
OP1 (FR125) Land North East of Peterwell Road 30 homes	0	0/?	0	0	0	0	+	+/0	0	-	The site has a mixed impact. Positive aspects are due to the benefits associated with providing housing choice and affordable housing. Negative effects relate to the association with the Battle of Fyvie, a national battlefield. Waste water provision scores negatively however can be mitigated through initiation of a growth project or private drainage. Landscape impacts on battlefield also need to be assessed.
P1 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing field, riverside park, cemetery and landscape setting as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the bowling green as an	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
amenity for the settlement.											
R1 For a public transport mini interchange hub.	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. A FRA may be required.
R2 For access associated with OP1.	0	0	-	0	0	-	+	0	0	-	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR126 Land West of Fyvie Primary School, Fyvie 30 homes	0	-	0	0	0	0	+	+/0	0	--/-	The site has an overall mixed impact due to its benefits associated with providing housing choice and affordable housing. Negative effects relate to the association with the Battle of Fyvie, a national battlefield and Fyvie Castle design landscape. Waste water provision scores negatively however can be mitigated through initiation of a growth project.
GARMOND											
Preferred Sites											
None.											
Alternative Sites											
Bid Site FR087 Site OP1 Garmond North 10 homes	0	0	0	-	0	0	0	+/0	0	-	The site has an overall mixed impact due to its scale and location where many services are not available. While the scheme may provide benefits to population and human health and have a neutral impact on air, biodiversity, landscape, material assets and water (unless mitigated). WWTW is not available for this area,

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											<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>
											<p>but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. Appropriate design and layout that complements the layout of the existing village would not have a negative impact on the Garmond SMR.</p>
KIRKTON OF AUCHTERLESS											
Preferred Sites											
OP1 (FR114) Small Site at Kirkton of Auchterless 5 homes	0	+/0	0	-	0	0	0	-	0	0	The site has a mixed impact due. It is small scale, but there is an impact on the loss of prime agricultural land. There is provision for WWTW to accommodate this development. There would be no negative impact on the air quality or climate. There would be no impact on material asset, population, cultural heritage and biodiversity.
P1 To protect the setting of the church and cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a playpark.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
R2 For a new car park. (FR144 Auchterless Car Park Project)	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact due to its scale and location. The proposed development would not have any detrimental impact on environment, biodiversity, human health and material asset.
Alternative Sites											
Bid Site FR115 Large Site at Kirkton of Auchterless, Turriff 12 homes	0	-/0	0	-	0	-	0	+/0	0	0	The site has overall negative impact due to its a small scale. There is a major impact on landscape (currently ribbon development) and prime agricultural land, which covers the entire site. This loss cannot be replaced, and no intervention is available to mitigate against this loss. WWTW needs upgrading and private drainage is not acceptable because the site is set close to a flood risk area and this upgrade may have an impact on the nearby river/watercourse.
Bid Site FR137 Site Opposite Smallburn Cottage, Auchterless, Turriff 10 homes	0	0/-	0	-	0/+	0	-	+/0	0	0	The site has an overall negative impact due to the proximity from the settlement, infrastructure required, and impact on water quality, soil, population and the landscape. Private drainage may not be possible due to the close proximity of Ythan River. There is no public transport services, therefore, active travel cannot be achieved. Air quality, biodiversity, landscape, human health and cultural heritage would not be affected from this development.
METHLICK											
Preferred Sites											
OP1 (FR034) Cottonhillock 20 homes	0	-/?	0	0	0	0	+	+/0	+	-	The site has a mixed impact due to uncertainty with regard to waste water treatment, lack of school capacity and impact on historic setting. Positive

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											impacts are on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Structural planting would help mitigate the impact on Haddo House.
OP2 (FR014) West of Black Craigs 8 homes	0	-	0	0	0	0	+/-	+/0	+	0	The site has a mixed impact due to its location adjacent to the settlement, with good connectivity, and green networks retained. However, the waste water treatment works needs to be upgraded and both the primary and secondary school will be overcapacity in 2022. Development needs to avoid affecting adjacent ancient woodland.
OP3 (FR040) Land at Sunnybrae Croft, Methlick 12 homes	0	-/?	0	0	0	0	-/+	+/0	0	0	The site has a mixed impact overall, with negatives being due to infrastructure required, notably WWTW and education. Landscape impact is expected to be mitigated through landscape planting.
P1 To protect the area around the River Ythan as a significant contribution to the character of the place and forming part of the green-blue network and to protect the cemetery as an amenity for the settlement.	0	0	0	0	+	0	+	+/0	0	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	0	0	+	+	0	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
<p>Alternative Sites</p> <p>PLDP 2020 OP4 (FR046 and FR047) Site Adjacent to Belmuir Lodge Methlick 63 homes</p>											
PLDP 2020 OP4 (FR046 and FR047) Site Adjacent to Belmuir Lodge Methlick 63 homes	0	-	-	0	0	-	-/0	0/+	0	-	The site has an overall negative impact due to the topography of the site, infrastructure required and education provision (school being overcapacity in 2022). A FRA may also be required.
<p>NEWBURGH</p> <p>Preferred Sites</p>											
OP1 West of Airyhall View Community facilities and 0.8ha employment land	0	-/0	0	0	0/-	0/?	+	0	0	0	Prominent gateway site close to Ythan Estuary, Sands of Forvie and Meikle Loch SPA and RAMSAR. Part of the site is at risk from flooding. Landscape buffer is required and a FRA may be required. Buffer strip required next to watercourse.
OP2 Knockhall Road 60 homes	-	--	0	0	0	-	0	+	0	0	This site is located in close proximity to the Ythan Estuary, Sands of Forvie and Meikle Loch SPA – a Construction Method Statement will be required. Historic downstream flooding events have occurred on this site – a SuDS scheme will be required. A FRA may be required.
OP3 (Most of FR028 & FR029) Land North of School Road, Mill of Newburgh 160 homes	0	-/?	0	--	0/+	0	-/?	+	0	0	Site has a mixed impact with negatives due to infrastructure required, and impact on water and soil quality (prime agricultural land), and habitats. A FRA will and SUDS be required to mitigate potential flooding downstream.
P1 To protect the play area and pond as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the coastal setting of the settlement as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the recreational areas and playpark as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environmental effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	0	0	+/-	0	+	0	Positive effect overall except for small potential for flooding. FRA may be required.
Alternative Sites											
Bid Site FR027 Land South West of Red Inch Circle, Newburgh 80 homes	0	-/?	-	-	0	0	+	+	0	0	The site has a mixed impact with negative impacts due to infrastructure required, impact on water quality and landscape setting.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR050 Land to the North of Oceanlab, Newburgh 60 homes	0	--/?	0	--	--/0	-	-	+	0	-	The site has a mixed impact with negatives due to infrastructure required, Natura sites, and impact on water and soil quality, landscape setting, habitats, and built heritage.
Bid Site FR052 Site Adjacent to Waterside Cottages, Newburgh 5 homes	0	-/?	0	0	-/?	-	-/?	+/0	0	0	The site has an overall negative impact due to infrastructure required (WWTW uncertain, education constrained), and impact on water quality, landscape setting and habitats.
Bid Site FR093 Site at Former Smithy, Main Street, Newburgh 1 home	0	0	0	0	0	0	0	-	0	0	The site has an overall neutral impact due to its small scale and location immediately adjacent to Newburgh.
OLDMELDRUM											
Preferred Sites											
OP1 (FR119) Land north of Distillery Road 49 homes (PLDP 2020 had 88 homes)	-/?	0	0/?	--	0/+	0	+	+	+	-/0	The site has an overall mixed impact due to its location adjacent to the settlement with good connectivity, no major infrastructure required, green networks retained, however there would be loss of prime agricultural land and there are potential negative effects on air quality and cultural heritage.
OP2 (FR068) Coutens 85 homes	-/?	0	0/?	--	+	0	-/0	+	+	-/?	The site has an overall negative impact due to infrastructure required, notably waste water treatment and education provision, loss of prime agricultural land, and impact on the setting of the Barra Battlefield, a national battlefield located to the south part of the site. Mitigation measures include a WWTW growth project and archaeology survey. A FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
OP3 Land South of Millburn Road 26 homes	0	-	0/-	0	-	+	+/-	-	0	+	Mixed use development, some flood risk on the site and archaeological remains. There is a potential for potential flooding. A FRA may be required.
OP4 (FR069) Land at Chapel Park, Oldmeldrum 62 homes (PLDP 2020 had 68 homes)	-/?	0	0	--	+	0	0/?	+	0/+	0	The site has an overall mixed impact. Negative impacts are through loss of prime agricultural, and effects on air quality and climate through increased emissions. Positive effects are provided by a mix of house types, and biodiversity enhancements through development of brownfield land and through supplementing existing woodland.
OP5 (FR061) Newbarns 146 homes	-	-/?	0	--	+	0	-/0	+	+	?	The site has an overall negative effect due to infrastructure required, impact on air and water quality, and loss of prime agricultural land. Also includes peat. A WWTW capacity issue is likely to be mitigated through upgrade project. Positive effects include mix of house types for increased housing choice, and potential for recreational and biodiversity enhancements related to existing watercourse and woodland. A Peat Survey, Phase 1 Habitat Survey and a FRA will be required, as part of the site is at risk from flooding, and a peat survey.
OP6 West of Coutens 3.2ha of employment land	0	0	0/-	0	0	-	0/-	0	0	0	Mixed effects, minor flood risk from adjacent watercourse. A FRA may be required and buffer strip will be required due to the watercourse to the east.
P1 To protect the recreational area and cemetery as amenities for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing fields as an	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
amenity for the settlement.											
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the sports pitch as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the playpark and open space as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a potential long-term future expansion of Meldrum Academy.	0	-	-	0/-	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding and loss of peat. A FRA may be required and a Peat Survey and a Phase 1 Habitat Survey will be required.
R2 For a future Community Church.	0	0	0	--	0	0	+	+	0	-/0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
R3 For a future Transport Interchange.	0	0	0	--	0	0	++	0	0	-/0	This use is not considered to have any significant environment effects on the receptors.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
BUS Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors, but as a the Meadow Burn bisects the site and floods, a FRA will be required.
TC Oldmeldrum town centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Oldmeldrum Conservation Area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR083 Land at Colpy Roundabout, Oldmeldrum Employment land	-/?	0/?	-	--	0	--/?	+	+	-	--	The site has an overall mixed impact with negative effects on air quality, climate, loss of prime agricultural land and impact on cultural heritage (battlefield site), but positive effects on material assets and population through supply of employment land with good transport links. An Archaeology Survey may be required.
Bid Site FR111 Site 2, Land Adjacent to Millburn Road & B9170 Oldmeldrum 200 homes	-	-/?	0	--	+	0	-/?	+	+	-/0	The site has mixed impacts. Negative impacts are due to impacts on air and water quality, infrastructure, loss of prime agricultural land, and impact on cultural heritage (battlefield site). However, a growth project is expected to mitigate a WWTW capacity issue. There are positive effects on biodiversity, and on population and human health through increased housing choice and core path improvements. An Archaeology Survey may be required.
Bid Site FR012 FR012 Driving Range, Oldmeldrum 12 homes	0	0/?	0	--	+	0	0/-	+/0	0	0	The site has an overall mixed impact. Negative impacts are due to infrastructure required, notably WWTW and education, and the loss of prime agricultural land, and the site's location distant from settlement centre. Potential mitigation available to address WWTW issue through a growth project.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR062 Newbarns Phase 2 Oldmeldrum 146 homes	-	-/?	0/-	--	+	0	-/?	+	0/+	0	The site has an overall mixed impact. Negative impacts are due to infrastructure required notably WWTW and education, together with negative impacts on air and water quality, loss of prime agricultural land, peat, and the distance from the settlement centre. Potential mitigation available through WWTW growth project.
Bid Site FR073 Land at Parkside Piggery, Oldmeldrum 10 homes	0	0	0	+/ ?	0/+	+	-/?	+/0	0	0	The site has a mixed impact due to the benefits in terms of remediation of a potentially contaminated site, and the landscape benefit of redeveloping an unsightly piggery building. However, the site is remote from key services and poorly connected.
Bid Site FR088 Land at Parcock Quarry, Oldmeldrum 10 homes	0	0/?	0	+	0	+	-/+	+/0	0	0	The site has an overall positive effect due to remediation of brownfield land, with good access from the existing footpath network and transport links, although the site would not readily access local services. WWTW is also not currently available however a growth project is expected to mitigate this infrastructure requirement.
Bid Site FR110 Site 1, Land Adjacent to B9170, Oldmeldrum Employment land	-/?	0/?	-	--	0	0	+/?	0	0	--/?	The site has an overall negative impact due to its relative proximity from the settlement, negative effects on air quality and soil (due to loss of prime agricultural land). There is also a negative impact on cultural heritage as the site is on the Barra Battlefield, a nationally important battlefield. However, there are positive effects on material assets and population through proposed land use. Existing WWTW constraint is expected to be mitigated by growth project. An Archaeology Survey will be required.
Bid Site FR135 Site Adjacent to Gownor, Oldmeldrum	-/?	-/?	0/-	--	0	0	-/?	+/0	0	0	The site has an overall negative effect due to impacts on air and water quality, loss of prime agricultural land, and infrastructure required including education and

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
40 homes											WWTW. There is also poor connectivity to the existing settlement. Potential mitigation available through WWTW growth project.
Bid Site FR136 Site Opposite Auquhorthies Croft, Oldmeldrum 6 homes	0	0/?	0	-	0	0	-/?	+/0	0	0	The site has an overall slightly negative impact due to the distance from the settlement, loss of prime agricultural land and infrastructure requirements.
PITMEDDEN AND MILLDALE											
Preferred Sites											
OP1 Land at Bonnyton Farm 64 homes and public open space	0	--	--	-- /+	0	-	--/++	+	+	0	The site would have a negative impact on landscape due to the prominence of the site. With regard to soil, there is likely to be a significant negative impact due to the construction phase and the site being located on prime agricultural land a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (rifle range). Significant negative impact on climatic factors as there is a high flood risk area along the north western boundary, while the scale of development is likely to increase transport related CO ₂ emissions. Significant negative impact on water and material assets as there is insufficient WWTW and school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. A FRA may be required.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Amended OP2 (FR007) Land Southwest of Pitmedden 100 homes and community hub	-	0	0	--	0	0	+	+/0	0	0	The site has a mixed impact due to its size and impacts on prime agricultural land and soil quality. Other negative impacts (pipelines) are likely to be short term and removable.
OP3 (FR108) Mill of Allathan 68 homes	-	0	0	-	0	0	0	+/0	-	0	Due to the relative sensitivity of the site, it has an overall mixed impact. The loss of primary agricultural land should be noted. A FRA may be required.
OP4 (FR015) Land at Cloisterseat 10 homes and 0.8ha of employment land	0	0	0	0	0	0	+	+/0	0	0	The site has a slight positive impact for material assets and population.
P1 To protect the playing fields and recreational land as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the bowling green and tennis courts as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the open space for the creation of a community park as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+/-	+	This use is not considered to have any significant environment effects on the receptors apart from the land lying within the HSE inner consultation zone.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P4 To protect the open space for the creation of a recreational park as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+/-	+	This use is not considered to have any significant environment effects on the receptors apart from the land lying within the HSE outer consultation zone.
R1 Reserved for a new village hall.	0	0	0	0	0	0	+	0	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. A FRA may be required and buffer strips along the watercourses.
BUS Safeguarded for business uses. Development on this site should minimise the impact on the Pitmedden Designed Landscape and the five listed buildings located within Pitmedden Gardens.	0	-	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. A FRA may be required and buffer strips along the watercourses.
Alternative Sites											
Bid Site FR006 (formerly OP2 in PLDP 2020) Land Southwest of Pitmedden	-	0	0	--	0	0	+	+/0	0	0	The site has a mixed impact due to its size and impacts on prime agricultural land and soil quality. Other negative impacts (setting of Udney Castle, sewerage, house types, pipelines) are likely to be short term and removable.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
219 homes, new primary school and community uses											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR008 Land allocated for Hall OP1 South West of Pitmedden 5 homes	0	-	0	0	0	0	-	+/0	0	0	The site has a mixed impact. Negative impacts can be resolved.
Bid Site FR094 Land for housing at Norse Yard, Pitmedden 10-15 homes	0	0	0/-	+	+	0	0	+/0	0	-	The site has an overall negative impact due to the proximity from the settlement, limited housing choice, population, and impact on the landscape and cultural heritage.
Bid Site FR095 FR095 Land for Mixed use at Norse Yard, Pitmedden. 12 homes, commercial (1,000m2) of up to x4 units (e.g. farm shop, business unit) and parking.	0	0	0/-	+	0	0	0	+/0	0	-	The site has an overall negative impact due to the proximity from the settlement, limited housing choice, population and impact on the landscape and cultural heritage.
Bid Site FR096 FR096 Land at West and North West Pitmedden. 90 homes.	0	0	0	-	0	0	0	+	0	0	The site has a mixed impact. Positive impacts are due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, and green networks retained/upgraded.
Bid Site FR107 Milldale East, Land at Mill of Allathan Farm, Udny to east of Milldale and adjacent to the B9000, Pitmedden	0	0	0	-	+	0	+	+/0	0	0	The site has a mixed impact mostly due to the siting and predicted layout of the proposed development. The development would blend in with the existing settlement and has good connectivity. The site would not result in over development. The main constraints are

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
9 homes											education provision at secondary school and waste water treatment work capacity.
Bid Site FR132 Quarry Field Site, Land at Mill of Allathan Farm Udny 24 homes	0	0	0	-	+	-	0	+/-0	0	0	The site has a mixed impact; the main negative impact is the landscape character.
Bid Site FR133 Quarry Road Site, Land at Mill of Allathan Farm, Udny Employment (Private Business and offices)	0	0	0	0	0	0	0	0	0	0	The site is considered to have a negative impact on landscape character, which can be mitigated by screening the site. Overall the site would have a neutral impact.
POTTERON											
Preferred Sites											
OP1 (FR140 and FR140A) Land north of Denview Road 172 homes and community facilities	0	0	-/0	0	0	0	0	+	0	-/?	The site has an overall mixed impact due to the proximity from the settlement, potential infrastructure requirements and landscape and archaeological (crop marks) impacts although these could be mitigated through developer obligations. FRA will also be required to mitigate flood risk. An archaeological survey may be required.
OP2 (FR141B) Land Northwest of Manse Road 61 homes	0	0	0	0	0	0	0	+	0	-/?	The site has an overall minor positive impact due to the proximity from the settlement but impacts on landscape and potential infrastructure requirements can be mitigated. FRA will also be required to mitigate flood risk. An archaeological survey may be required.
P1 To protect the playing fields and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
landscape setting as an amenity for the settlement.											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the play facilities as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the open space and landscape setting as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR037 B Land at Gourdieburn, Potterton 135 homes over 2 areas (Area A 45 homes, Area B 90 homes)	0	0	0	0	+/0	0	+	+	+	0	The site has a positive impact through provision of new housing, including affordable housing and new public open space in accordance with the Parks and Open Space Strategy hierarchy.
Bid Site FR104 Land South of Laingseat Road, Potterton 100 Homes and Community Centre	0	0	-	0	0	0	-	+	+	0	The site has a mixed impact. Negative impacts are due to the possibility of the infrastructure required and facilitating a suitable roads access.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR037 A Land at Gourdieburn, Potterton 45 homes	0	0	0	0	+/0	0	+	+/0	+/0	0	The site has a slight positive impact through provision of new housing, including affordable housing and new public open space in accordance.
Bid Site FR105 Land East of Manse Road, Potterton 100 homes, employment uses and school site	0	0	0	0	0	-	0	+	0	-	The site has a mixed impact. Negative impacts are the proximity from the settlement, possible infrastructure required and lack of suitable access.
Bid Site FR106 Land East of B999 and North of Potterton, Potterton 100 homes and Business Units	0	0	0	0	0	0	0	+	+	0	The site has mixed impacts, with positives being for biodiversity, population and human health.
Bid Site FR120 Land North and South of Gourdie Park (Site A), Potterton 435 homes, 750sq meters of Retail Space and land for education/ community facilities	0	0	0	0	+	-	+	+	+	0	The site has an overall mixed impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide benefits to biodiversity, material assets, population and human health.
Bid Site FR121 Land North of Gourdie Park (Site B), Potterton 109 homes, 750sq meters of Retail Space and land for education/ community facilities	0	0	0	0	+	-	+	+	+	0	The site has an overall mixed impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide benefits to biodiversity, material assets, population and human health.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR122 Land North of Gourdie Park (Site C), Potterton 185 Homes, 750sq metres of Retail Space and land for education/ community facilities	0	0	0	0	+	-	+	+	+	0	The site has an overall mixed impact. The development is likely to have negative impacts on air quality, climatic factors, and the landscape character of the area, which can be mitigated. It is likely to provide benefits to biodiversity, material assets, population and human health.
Bid Site FR123 FR123 Land at Wester Hatton, East of Potterton, Balmedie Roadside services including hotel, convenience retail provision and future business uses	-	0	-	0	+	0	+	0	0	--/?	The site has a mixed impact due to the distance from the settlement, infrastructure required, impact on CO ₂ emissions and a stone circle. Positive attributes include the provision of habitat connectivity and development of derelict land. An assessment on potential impact to Temples Stone circle may be required.
RASHIERIEVE FOVERAN											
Preferred Sites											
OP1 (FR129) Land west of Rashierieve Cottages 8 live/work residential units	0	0	0	-	+	0	0	0	0	0	The site has a mixed impact due to its scale and location. Due to the presence of a watercourse, a Flood Risk Assessment may be required, and a buffer strip will be required
SR1 Reserved for strategic employment land (3.5ha). A landscape buffer to the western boundary of site SR1 is required.	0	-	0	0	-	-	+	+	0	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Due to the presence of a watercourse, a Flood Risk Assessment may be required, and a buffer strip will be required. A landscape buffer is also required.

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<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
Alternative Sites											
None.											
ROTHIENORMAN											
Preferred Sites											
OP1 (FR026) Site to West of Blackford Avenue 12 homes	0	0	0	0	0	0	+/-	+/0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, and opportunity to provide homes for social rent. Negative impact due to limited waste water constraint would require to be resolved.
OP2 (FR056) Site West of Forgue Road 1.5ha employment land	0/?	0/?	0	0	0	0	+	0	0	0	The site has a mixed effect, with uncertainty with regard to air quality, waste water treatment, and positive impacts on material assets and population since the development provides an employment opportunity in the village. WWTW capacity would require to be resolved. A FRA may be required and a buffer strip.
P1 To protect the school playing fields and local recreational facilities as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P4 To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR033 Adjacent to Blackford Avenue, Rothienorman 40 homes	0	-/?	0	0	+	0	0/?	+/?	0	0	Reserved site (a preferred site post 2031, as the bid exceeds the existing infrastructure capacity, although it will be subject to further assessment when the Aberdeenshire Local Development Plan is next reviewed (e.g. 2026)).
Bid Site FR112 Land Adjacent to Drumsinnie Drive, Rothienorman 15 homes	0	0/?	0	0/?	0	0	0/?	+/0	+	0	The site has an overall mixed impact due to uncertainties related to road access, and constraints on waste water treatment and school capacity and potential ground contamination. However, the site promotes a housing mix to meet local demand, and promotes active travel with proposed footpath improvements.
ST KATHERINES											
Preferred Sites											
OP1 Cromlet Park West 15 homes	-	0	0		0	-	+	+/0	0	0	Development of the site would support the local school in Fyvie

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<p>Alternative Sites</p> <p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
PLDP 2020 OP2 (FR098) Land North of St Katherine's 35 homes and 1 ha of employment land	0	0	-/0	0	+	-	0	+/0	0	0	The site has a mixed impact with negative aspects being proximity from the settlement, infrastructure required, and impact on landscape.
Bid Site FR091 Site West of Gateside, Lambhill, St Katherines 8 homes	0	0	0	0	0	0	0	+/0	0	0	The negative impacts of this site are mainly associated with the proximity from the nearest settlement, the infrastructure required and the impact on landscape character.
TARVES											
Preferred Sites											
OP1 The Grange 113 homes, community facilities and 2ha employment land	+/-	0	-	0	-	-	+	+	-	0	OP1 is an exposed site and could affect the landscape character unless landscaped and the layout is designed appropriately.
OP2 Braikley Park 15 homes	0	0	0	0	-	-	+	+/0	0	0	Mixed impact overall.
OP3 (FR058) Land at Braiklay Croft 19 homes	0	0	0	--	0	0	0	+/0	0	0	The site has mixed impact, with a negative impact on soil due to loss of prime agricultural land. Positive impacts on population through provision of new housing, including affordable housing and opportunities for active travel within the site and wider village. Part of OP3 is at risk of surface water flooding. A Flood Risk Assessment may be required and SUDS.
P1 To protect the playing fields as an	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
amenity for the settlement.											
P2 To protect the cemeteries as an amenity for the settlement and for contributing to the character of the place.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the bowling green, village square and recreation ground as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Tarves Conservation Area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR009 Land North of Bain's Park, Tarves	0	0	0	0	+	0	+	+/0	0	0	The site has a mixed impact. Positive impacts on material assets, population and human health through provision of new housing, including affordable housing

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
10 homes											and new public open space and remediation of a brownfield site.
Bid Site FR002 Land South of Tarves, Tarves 200 homes	-	0	-	--	-	-	-	+	0	0	The site has a mixed impact. The site is on prime agricultural land and is detached from the settlement, infrastructure constraints (roads and education). The only positive impact identified is that it would provide a good mix on housing.
TIPPERTY											
Preferred Sites											
OP1 (FR071) Site 1 Land East of Tipperty Industrial Estate 0.76ha of employment land	0	0	0	0	0/+	0	+	0	?	-/0	Site has an overall positive impact due to its location adjacent to settlement, with reasonably good connectivity, no major infrastructure required, development of brownfield land and provision of additional employment land. However, a Flood Risk Assessment will be required as well as Sustainable Drainage Systems due to surface water drainage issues.
OP2 (FR070) Land South of Tipperty Industrial Estate 0.73ha of employment land (was 1.7ha)	0	-/0	-/0	0	0/+	0	+	+	?	0	The site has an overall mixed impact due to its small scale and location next to an established BUS site. Potential flood risk presents a negative effect to be resolved, but development brings the benefit of job creation within the village. A buffer strip and FRA are proposed to mitigate flood risk.
P1 To protect the landscape setting of the settlement and open space as an amenity for the settlement and to protect the area as a significant contribution	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
to the character of the place.											
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	-	-	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors except for potential flooding. A FRA may be required.
Alternative Sites											
Bid Site FR044 Bridgend Tipperty 2 homes	0	-/?	0	0/-	0	-	0	-	0/?	0	The site has an overall negative impact due to effects on water quality, loss of prime agricultural land, landscape impact and lack of housing choice for the population. Mitigation measures such as strategic planting would not apply on such a small-scale development.
Bid Site FR045 Site adjacent to Elmar, Tipperty 1 home	0	-/?	0	0	0	-	0	-	0/?	0	The site has an overall negative impact due to effects on water quality, landscape impact and lack of housing choice for the population. Mitigation measures such as strategic planting would not apply on such a small-scale development.
Bid Site FR072 Site 2, Land East of Tipperty Industrial Estate, Tipperty Leisure and Tourism	-	-/0	-/0	0	+	?	+	0	+/-	0	The site has an overall negative impact due to the impacts on air quality from increase in vehicular movements to the site, flood risk, and health risk associated with the location within a HSE pipeline consultation zone. A buffer strip and FRA are proposed mitigations against flood risk.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
TURRIFF											
Preferred Sites											
OP1 (FR078) Adjacent to Wood of Delgaty 450 homes, 10ha employment land, commercial land and community facilities	0/-	0	-/0	0	--/?	0	+	+	+	0	The site has an overall mixed impact due to its positive impact to population, material assets and human health, but negative impacts in relation to biodiversity (loss of ancient woodland), landscape, carbon emissions and waste water infrastructure, which can be mitigated through the development management process. Would be seeking minimal loss to woodland. Due to the presence of a watercourse and FRA will be required. Archaeological survey required due to possible remains of a carin ring.
OP2 North of Shannoeks View 227 homes	0	0	-	0	-	0	+	+	0	0	The site has a mixed impact. The scale of this allocation will provide affordable housing and community infrastructure. WWTW and flooding are negative impacts.
OP3 (PLDP 2020 OP4) Adjacent to Broomhill Road/Markethill Industrial Estate 4.5Ha employment land	-	-/0	-	0	-	0	+	0	0	0	Mixed impact overall. A Transport Assessment/ Statement will be required to determine the wider transportation requirements. A Water Impact Assessment is required. There could be potential issues with surface water at this site.
OP4 (PLDP 2020 OP5) (FR001) South of Colly Stripe, Smiddyseat Road, South of Turriff 27 homes	0	+	0	0	+	0	0	+/0	0	0	The site has a positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, green networks retained. Part of the site is within a local archaeological site, and further discussion is required on mitigation measures. A buffer strip would be required for the watercourse to the north and west of the site. A FRA may be required to address flood risk.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
OP5 (PLDP 2020 OP6) (FR086) Land North of Cornfield Road 40 homes	0	0	0	+	+	0	+	+/0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity and no major infrastructure required and provision of affordable housing.
P1 To protect the open space for recreational use as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space (The Haughs) as a significant contribution to the character of the place and as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the landscape setting and the sports field and as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the open space for recreational use and as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the strategic tree belt and other small areas of woodland in the settlement for their	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
recreational value and as forming part of the green-blue network.											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P6 To protect the cemeteries as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a new cemetery.	0	0	0	0	0	0	+	0	0	+	This use is not considered to have any significant environment effects on the receptors.
R2 Site for the replacement of Markethill Primary School.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Parts of site R2 is at risk from surface water flooding. A Flood Risk Assessment may be required.
BUS1 - BUS2 Safeguarded for business uses.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC Turriff Town Centre	0	0	0	0	0	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.

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<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
Alternative Sites											
PLDP 2020 OP3 (FR134) Adjacent to Bridgend Terrace 40 homes	0	-/0	0	0	0/-	-	0	+/0	0	-	The site has an overall negative impact due to the scale and location of the site. There are endangered species recorded on the site and adjacent to the site and a new survey must be carried out to ensure that red squirrels are not harmed. Landscape, infrastructure and education provision issues must be mitigated, and mitigation on cultural heritage in terms of the nearby grade C listed building. The positive impacts benefits of provision of mixed and affordable housing on the population.
Bid Site FR003 Site OP3, Turriff Employment land	0	0	0	0	0	0	0	0	?	0	There could be impacts on air and water quality and habitats, and new waste water infrastructure will be required. These effects can, however, be mitigated, resulting in a neutral score. There is a community aspiration for more employment land in Turriff.
Bid Site FR004 OP4 Turriff Employment land	0	-	0	0	0	0	0	0	0	0	Site has an overall slightly negative impact. A negative is WWTW being constrained and potentially effecting deliverability over the last 10 years.
Bid Site FR005 North of Slackadale Gardens, Turriff 60 homes	0	0	0	0	0	0	0	+	0	0	Site has an overall positive impact if mitigation measures can be applied. The negative impacts are; the limited capacity at the WWTW but this can be overcome with a planned growth project, and the negative impact on the soil during development, but again this is only considered to be a short to medium term impact and this is the case for all new development. Positive impacts relate to material assets, population and human health - through provision of new housing, including affordable housing and new public open

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											space as per the requirements of the Local Development Plan policies.
Bid Site FR020 Land at Markethill, Turriff 16 homes and cemetery	0	-	0	0	0	0	+	+/0	+/0	0	The site has an overall mixed impact due to infrastructure required, limited housing mix and landscape impact, but it would provide a new cemetery which is a positive impact in terms of material assets. The cemetery is recommended as preferred and the housing is recommended as constrained.
Bid Site FR030 Part OP1 site 61 homes	0	-	0	0	0/+	0	+	+	0	0	The site has a mixed impact with the loss of greenfield agricultural land being mitigated by the introduction of ponds, SuDS and native tree planting that will enhance biodiversity. In addition to that, quality open space will be required as part of the development. There are further positive impacts on material assets, population and human health through the provision of new housing, including affordable housing. There is uncertainty with regard to waste water treatment and the school roll, but these constraints can be mitigated through developer obligations.
Bid Site FR127 Lower Smiddyseat, Turriff 50 homes	0	0	0	0	+/0	0	0	+	0/+	0	The site has an overall positive impact. There is limited waste water and it is not particularly well connected to the town, but these could be mitigated through the passage of time in terms of OP1 being built out and a Scottish Water growth project. The positive impacts are, enhancing biodiversity, providing affordable housing and contributions to the provision of community facilities and infrastructure if required.
Bid Site FR074 Site adjacent to Rosehall, Turriff 7 homes	0	0	0	0	0	-	0	+/0	0	-	The site has an overall negative impact due to its impact on cultural heritage, landscape, water (which could be mitigated) and climatic factors.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR085 Land at Kinnaird House, Turriff Extend settlement boundary	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact as all infrastructure requirement, connectivity, green networks are all existing. No new development has been proposed at present.
Bid Site FR099 Land at the Old School House, Ardmiddle, Turriff 30 homes	0	0	-	0	+	-	0	+/-	0	0	The site has a mix of impact. The main negatives being on the proximity to services and infrastructure rendering it a highly car reliant site and the negative impact that it would have on the landscape character.
UDNY GREEN											
Preferred Sites											
OP1 Opposite Bronie House 15 homes	0	0	0	0	-	0	+	0	0	0	A small site and is unlikely to adversely affect the environment.
P1 To protect the village green as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the cemeteries as an amenity for the settlement and for contribution to the character of the place.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreation open space as an amenity for the settlement and to protect the adjacent woodland area as a	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
significant contribution to the character of the place.											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P4 To provide car parking, linkages to serve the primary school and cemetery and open space as part of the adjacent housing development as an amenity for the settlement.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
P5-6 To protect the area as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Udny Green Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

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<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
UDNY STATION											
Preferred Sites											
OP1 Woodlea East 35 homes	0	0	0	0	0/+	0	+/0	+/0	0/+	0	The site has an overall mixed impact due to infrastructure constraints, namely WWTW (requires upgrading) and education, however the site has positive effects on biodiversity, material assets and population through housing choice and potential for open space improvements.
P1 To protect the area of woodland adjacent to the Formarine and Buchan Way as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the sport and recreation park as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play areas as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site FR021 Land at Udney Station East, Udney	0	-/0	0	-	0/+	-/0	?/+	+/0	0/?	-/+	The site has an overall negative impact due to the loss of prime agricultural land, impact on archaeology and infrastructure constraints, namely WWTW and education.

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Mixed use/40 homes											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR138 Site OP1 Land North East of Udney Station Park, Udney Station 35 homes and 1Ha employment land	0	0	0	0	0/+	0	?/+	+/0	0/+	0	However, the site has positive effects on biodiversity, material assets and population through housing choice. The site has an overall mixed impact due to infrastructure constraints, namely WWTW (requires upgrading) and education, however, the site has positive effects on biodiversity, material assets and population through housing choice and employment opportunity, together with potential for open space improvements.
Bid Site FR139 Land North East of Udney Station Park, Udney Station 65 homes and 1ha employment land	-/?	0	-/0	0	0/+	-/0	?/+	+	0/+	0	The site has an overall mixed impact due to infrastructure constraints, namely WWTW and education, and landscape impact will need to be mitigated. The site has positive effects on biodiversity, material assets and population through housing choice and employment opportunity, together with potential for open space improvements. Strategic planting is expected to mitigate landscape impact.
WEST PITMILLAN											
Preferred Sites											
OP1 (FR118) West Pitmillan 3.1Ha employment land	-	0	0	--	0	0	+	0	0/+	0	The site has a mixed impact due to its size and proposed use (transport emissions). Negatives include the loss of prime agricultural land and dislocation with the settlement. A Flood Risk Assessment may be required due to the possible presence of culverted watercourses on the site. A buffer strip will be required adjacent to the watercourse which runs along the northern site boundary.

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BUS Safeguarded for business uses.	0	-	0	-	-	-	+	0	+	0	The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
Bid Site FR117 Employment land	-	0	-	-	0	0	0	0	0	0	The site has a mixed impact due to its size and proposed use (transport emissions). The main negative impacts are the loss of prime agricultural land, proximity to the settlement, and the impact on archaeology.
WOODHEAD											
Preferred Sites											
None.											
Alternative Sites											
Bid Site FR042 Land at Fyvie Road, Woodhead of Fyvie 5 homes	0	-	0	-	-	0	-/+	+/0	0	0	The site has an overall negative impact due to the WWTW infrastructure required, impact on habitats and loss of prime agricultural land.
Bid Site FR043 Site to North of Woodhead Farm, Woodhead of Fyvie 5 homes	0	-	0	-	-	0	-/+	+/0	0	0	The site has an overall negative impact due to the WWTW infrastructure required, impact on habitats and loss of prime agricultural land.
Bid Site FR053 Land adjacent to Braefield, Woodhead of Fyvie 3 homes	0	-	0	0	0	0	0	-	0	0	The site has an overall negative impact due to the WWTW infrastructure required within a SEPA waste water drainage hot spot.

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											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR054 Land adjacent to Hillview, Woodhead of Fyvie 2 homes	0	-	0	0	-	0	0	-	0	0	The site has an overall negative impact due to the WWTW infrastructure required within a SEPA waste water drainage hot spot, and impact on habitats.
Bid Site FR130 Land to the West of Woodhead, Woodhead of Fyvie 24 homes	0	--	0	-	-/0	-/0	-/+	+/0	0	0	The site has an overall negative impact due to the WWTW infrastructure required, loss of prime agricultural land, impact on habitats and landscape. Mitigations include a buffer strip adjacent to LNCS, and strategic planting.
YTHANBANK											
Preferred Sites											
OP1 (FR019) Michealmuir Croft 5 homes	0	-	0	0	0/+	0	0/+	-	0/+	0	The site has an overall mixed impact. It will have negative impacts on water quality due to WWTW constraint (private waste treatment works are required) and limited house types. However, there are minor positive impacts on biodiversity, material assets and human health through enhancements to footpaths.
Alternative Sites											
Bid Site FR048 Site 1, Land at Wood of Schivas, Ythanbank, Methlick 12 homes	0	-/?	0	0	-/+	0	0	+/0	+/-	-/?	The site has an overall negative impact due to the infrastructure required, notably road access, education provision and WWTW causing negative effects on water quality, habitats, human health and cultural heritage. The site is also distant from the settlement. Mitigation measures include protection of the Ancient Woodland site. Topography and landscaping are potential measures to minimise impact on cultural heritage (archaeology).

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
											The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site FR049 Site 2, Land at Wood of Schivas, Ythanbank, Methlick 25 Homes and 2.5ha Employment Land	0	-/?	0	0	-/+	0	+/?	+/0	0/?	-/?	The site has an overall negative impact mainly due to infrastructure required, notably road access, education provision and WWTW, with negative effects on water quality, habitats, human health and cultural heritage. The site is also distant from any settlement. Mitigation measures include compensatory tree planting, topography and landscaping however impacts on archaeology and Ancient Woodland are still considered significant.
LANDWARD SITES:											
DRUM OF WARTLE											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR036 Land at Greenway, Drum of Wartle 1.5 ha employment land (light industrial)	0	0	-	0	0	-	+	0	0	0	The site has a generally neutral effect, with a short term negative impact on soil as a result of the construction phase and uncertainty with regard to waste water treatment. Positive impacts on material assets through provision of employment opportunities.
FORGUE											
Preferred Sites											
None											

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
<p>The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.</p>											
Alternative Sites											
Bid Site FR146 Land to East of South Balnoon Farmhouse, Forgue 10 homes	0	0	0	+/?	0/+	-/0	+/-	+/0	0	-/?	The site has an overall slightly negative impact largely due to its isolated setting with lack of facilities and services, undetermined waste water treatment capacity, and intrusive impact of a concentration of new housing in the landscape. Strategic landscaping is required to help mitigate visual impact.
Bid Site FR147 Land to North and East of South Balnoon Farmhouse, Forgue: Existing agricultural sheds alongside steadings 4 homes	0	0	0	-/?	0/+	-/0	+/-	+/0	0	-/?	The site has an overall slightly negative impact largely due to its isolated setting with lack of facilities and services, undetermined waste water treatment capacity, loss of prime agricultural land, and intrusive impact of a concentration of new housing in the landscape. Strategic landscaping is required to help mitigate visual impact.
HATTONCROOK											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR023 FR023 West Hattoncrook, Oldmeldrum 30 homes	0	-	0	-	0	0	-	+/0	0	0	The site has an overall negative impact due to unanswered questions relating to negative scores for water, soil, landscape, material assets and population. Screening and good design could mitigate effects on the landscape.

SEA Topic	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures
WHITECAIRNS											
Preferred Sites											
None											
Alternative Sites											
Bid Site FR016 6 homes	0	-/?	0/-	0	0	0	0	+/0	0	0	The site has a mixed impact with negative aspects due to uncertainty with regard to waste water treatment and poor water quality of Potternton Burn. Mitigation measures would address increasing housing choice and potential impact on the landscape and education capacity.
Bid Site FR055 Chance Inn, Whitecairns 3 homes	0	-	0	0	0	-	0	-	0	0	The site has an overall negative impact due to infrastructure required, impact on landscape, impacts on material assets and population.
Bid Site FR097 Land North of Drovers Place, Whitecairns 30 homes	0	-/?	0	0	0/+	0/-	0/-	+/0	0	0/?	The site has a mixed impact. Negative effects are due to infrastructure constraints including school capacity and uncertainty with regard to waste water treatment and negative impact on water quality as the site is in a waste water drainage hotspot. There is also potential impact on the landscape. Mitigations include strategic planting and a private waste water treatment plant.

Table 8.7.4: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Garioch

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
AUCHLEVEN											
Preferred Sites											
OP1 (formerly unallocated) Auchleven Croft 5 homes	0	0/-	0	-	0	0	0	0	0	0	The site has an overall negative impact however with the exception of the loss of prime agricultural land, these impacts on primary school capacity and water infrastructure can be addressed with appropriate mitigation measures. Site already has planning permission and is under construction.
OP2 (formerly unallocated) Adjacent to Premnay School 9 homes	0	0/-	0	-	0	0	-	-	0	0	The site has an overall negative impact however with the exception of the loss of prime agricultural land, house types, these impacts on primary school capacity and water and waste infrastructure can be addressed with appropriate mitigation measures. FRA may be required. Site already has planning permission and is under construction.
P1 To protect an area of open space as a significant contribution to the character of the place, providing a landscape buffer and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement and forming	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
part of the green-blue network.											
Alternative Sites											
Bid Site GR004 Land North of Auchleven, Inch 3 homes	0	0	0	-	0	0	0	-	0	0	The site has an overall negative impact due to the impact on population and material assets, through loss of prime agricultural land and lack of house types and school capacity. Positive effects are associated with the ability to walk to facilities such as the shop and primary school. Mitigation measures would address the impact on WWTW and infrastructure constraints.
Bid Site GR051 Land East of Mortimers Way, Auchleven, Inch 14 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall negative impact due to the infrastructure required (education) and presence of prime agricultural land. Mitigation measures would address impact on WWTW, infrastructure constraints and habitat loss (tree belt).
Bid Site GR072 Land West of Auchleven, Inch 23 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact due infrastructure required (education), presence of prime agricultural land and flood risk. Mitigation measures would address flood risk, impact on WWTW, infrastructure constraints, increasing house types and habitat loss.
BLACKBURN											
Preferred Sites											
OP1 (formerly OP1) (GR087) Caskieben 240 homes	0	-	0	-	0	-/?	-	+	+	0	The site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address impact on WWTW, flooding (a FRA may be required), habitat loss (trees) and house types. A landscape and visual impact assessment may also be required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P1 To protect the playing fields as an important amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2-P5 To protect the landscape buffer/setting which contributes to the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect trees and an area of open space as an important amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect an area of open space as an important amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect an area of ancient woodland which contributes to the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
New P9 To conserve the landscape/setting, which contributes to the green network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses	0	-	0	-	-	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. A FRA may be required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
Bid Site GR005 Land at Kinellar Estate, Blackburn Mixed use – 50 homes, employment land and community uses	0	0	0	-	0	0/?	0/?	+	+/-	-	The site has an overall negative impact due to its location outwith the settlement, impact on cultural heritage, landscape, soil, within a pipeline consultation zone and likely loss of trees. Mitigation measures would address the impact on WWTW, tree removal, education capacity and cultural heritage.
Bid Site GR023 Land South East of Kinellar Roundabout, Blackburn 4.2ha employment land	0	0	0	-	0	0	0/?	0	+	0	The site has an overall mixed impact due to its location outwith the settlement and loss of prime agricultural land. However, positive impacts experienced to human health. Mitigation measures would address the impact on WWTW and tree loss.
Bid Site GR024 Land Opposite Kingsfield Road Junction, Glasgoforest 5 homes	0	0	0	-	0	0	0	+/0	-	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, tree loss and house types. Site is within a pipeline consultation zone.
Bid Site GR033 Land at Hillhead of Glasgoego, Blackburn 300 homes	0	0	0	-	0	0/?	0/?	+	+/-	0	The site has overall mixed impact due to the impact on landscape, material assets and population. Except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, tree loss, landscape and education capacity. Site is within a pipeline consultation zone.
Bid Site GR085 Land East of Cairntradlin, Blackburn Housing land	0	0	0	-	0	0/?	0/?	+	+/-	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, flood risk, landscape and house types. Site is within pipeline consultation zone.
Bid Site GR088 Land North of Site P5, Caskieben, Blackburn	0	0	0	-	0	-/?	0	+	0	0	The site has an overall mixed impact however, mitigation measures would address the impact on WWTW, flooding,

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
50 homes											habitat loss (trees) and house types. A landscape and visual impact assessment may also be required.
PLDP 2020 R1 (formally P6) For allotments/ community growth space.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CHAPEL OF GARIOCH											
Preferred Sites											
OP1 Land at Pitbee 10 homes	0	0	-	0	0	0	+	+/0	0	0	The site has a mixed impact. High car dependency results in a negative score however development would have a positive impact in terms of supporting the primary school roll and delivering homes in the area. Site has full planning permission.
P1 To protect recreational open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect an area of open space that contributes to the setting of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
and forming part of the green-blue network.											
P4 To protect an area of open space that contributes to the setting of the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR130 OP2, The Glebe, Chapel of Garioch, Inverurie 15 homes	0	0	0	-	0	0	0	+/0	-/?	0	The site has a slight positive impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, infrastructure constraints, house types and a safe route to school (human health).
CLUNY AND SAUCHEN											
Preferred Sites											
OP1 (formerly part of OP1) Main Street 76 homes	0	0	-	0	0	0	0	+/0	0	0	The site has an overall mixed impact however with the exception of the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, education capacity, landscape, flood risk and water quality. A FRA may be required.
P1 To protect recreational open space and landscape setting forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect the open space, which is an important local amenity area, and the landscape setting forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play area and open space as an important amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the landscape setting which contributes to the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the Cluny Burn as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (formerly part of P2) For development of a community hub.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 (formerly P1) To provide a safe route to school.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR017 Land at Burnside, Sauchen 30 homes	0	0	-/0	0	0	0	0	+/0	0	0	The site has mixed impact. High car dependency results in a negative score however development would have a positive impact in terms of supporting the primary school roll and delivering homes in the area. Mitigation measures would address the impact on WWTW.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site GR020 Land West of Sauchen, Phase 1, Sauchen Mixed use - 40 homes, 1 ha employment land and community facilities	0	0	0/-	-	0	0	0	+/0	0	0	The site has an overall negative impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, landscape and education capacity.
Bid Site GR021 Land West of Sauchen, Phase 1-4, Sauchen Mixed use – 160 homes, 1ha employment land and community facilities	0	0	-	-	0	0	0	+	+	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, landscape and education capacity.
Bid Site GR030 Land at South West of Sauchen, North of A944, Sauchen Retail Use/ Coffee Shop	0	0	-	-	0	0	0	0	0	0	The site has a negative impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the negative impact on WWTW.
Bid Site GR056 Land at South of Cluny Primary School, Cluny, Sauchen 6 homes	0	0	-/0	0	0	0	0	+/0	0	0	The site has a mixed impact however except for reducing car reliance, mitigation measures would address the impact on WWTW, flooding and education capacity. A FRA may be required
Bid Site GR096 Land South of Main Street (Smaller Site), Sauchen 40-50 homes and 500-600m ² community centre (Class 11)	0	0	-/0	-	0	0	0	+	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, education capacity, landscape, flood risk and water quality. A FRA may be required.
Bid Site GR097 Land South of Main Street (Larger Site),	0	0	-/0	-	0	0	0	+	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Sauchen 100-120 homes and 500-600m ² community centre (Class 11)											on WWTW, education capacity, landscape, flood risk and water quality. A FRA may be required.
Bid Site GR115 Land at Mains of Sauchen, North West of Sauchen 150 homes and a community facility	0	0	-/0	-	0	0	0	+	+	-	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, education capacity, landscape, flood risk and water quality. A FRA may be required.
DUNECHT											
Preferred Sites											
OP1 Land to the West of Tillybrig 33 homes	0	0	0	0	0	0	0	+/0	0	0	The site has a mixed impact. Negative score in relation to water and climate, impacts of which could be mitigated against. Positive impact in terms of delivering homes in the area. Site has Full Planning Permission and is under construction.
P1 To protect the playing field as an important local amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect a landscape buffer as required in delivering site OP1 and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect an area of woodland providing a landscape buffer and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
forming part of the green-blue network.											
P4 To protect the Corskie Burn as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR094 North of Dunecht, West of B977, Dunecht 50 homes	0	0	-/0	0	0	0	0	+	0	0	The site has a mixed impact however except for reducing car reliance, mitigation measures would address the impact on WWTW, education capacity, flood risk, tree belt and water quality. A FRA may be required.
DURNO											
Preferred Sites											
P1 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR048 North West of Parkside Gardens, Durno, Inverurie 8 homes	0	0	0	-	0	0	0	+/0	0	-	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, landscape (strategic planting), habitat loss and education capacity. A FRA would be required.
ECHT											
Preferred Sites											
OP1 (part of GR092) North of Forbes Park	0	0	-/0	0	0/+	0	0	+/0	+	0	The site has a slight positive impact however except for reducing car reliance, mitigation measures would

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
25 homes											address the impact on WWTW, education capacity, flood risk and landscape. A FRA will be required.
P1 To protect recreational open space and the cemetery as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 (part of GR092) To protect area of open space at risk from flooding and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR093 South East of Echt, South of B9119, 42 homes	0	0	-/0	0	0	0	0	+/0	0	0	The site has a mixed impact however with the exception of reducing car reliance, mitigation measures would address the impact on WWTW, education capacity, flood risk and landscape.
GARLOGIE											
CA Garlogie Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P1 To protect the play area and open space as an important amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P2 To protect an area of woodland as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the Leuchar Burn as forming part of the green-blue network.	0	0	0	0	+	0	+	0		+	This use is not considered to have any significant environment effects on the receptors.
HATTON OF FINTRAY											
Preferred Sites											
OP1 (formerly part of OP1) (part of GR044) North of B977 16 homes	0	-	-	0	0	0	0	+/0	+	0	The site has a mixed impact overall, and except for the cumulative negative effect of car dependency, mitigation measures would address negative impacts on education capacity and water quality. Neutral impact on setting of scheduled monument. A positive impact in terms of delivering homes in the area. Due to the presence of a small watercourse adjacent to OP1 a Flood Risk Assessment may be required.
P1 To protect the setting of the church as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational uses and the cemetery as amenities for the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
settlement, contributing to the character of the place and forming part of the green-blue network.											
P3 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the setting of the settlement as a contribution to the character of place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green Belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR013 Land East of Station Road, Hatton of Fintray 40 homes	0	0	-/0	0	0	-	0	+/0	0	0	The site has an overall negative impact however except for reducing car reliance and eroding the green belt, mitigation measures would address impact on WTW, WWTW, water quality, education capacity and flood risk. A FRA may be required.
Bid Site GR044 (part) Site OP1, West of Hatton Court, Hatton of Fintray 16 homes	0	0	-/0	0	0	0	0	+/0	0	0	The site has a mixed impact overall, and except for the cumulative negative effect of car dependency, mitigation measures would address negative impacts on education capacity and water quality. A positive impact in terms of delivering homes in the area.
Bid Site GR107 Land South of St Gile's Chapel, Hatton of Fintray 25 homes	0	0	-/0	-	0	0	0	+/0	0	0	The site has an overall negative impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address impact on WTW, WWTW, water quality, education capacity and flood risk.

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Bid Site GR108 Land North of Lairds Park, Hatton of Fintray 25 homes	0	0	-/0	0	0	-	0	+/0	0	0	The site has an overall negative impact however except for reducing car reliance and eroding the green belt, negative impacts on water, flood risk and education capacity could be addressed with appropriate mitigation measures. A buffer strip next to the existing trees will be required to avoid woodland loss.
INSCH											
Preferred Sites											
OP1 Land at North Road 48 homes	0	0	0	0	0	0	0	+/0	0	0	Overall mixed impact. Flooding affects this site and s FRA may be required. The site has Full Planning Permission.
OP2 (formerly OP3) Hillview, South Road 8 homes	0	0	0	0	0	0	0	+/0	0	0	The site has a mixed impact. Negative impacts could be addressed with appropriate mitigation measures. The site has Full Planning Permission.
OP3 (formerly OP4) North of Insch Business Park 5ha employment land	0	0	0	-	0	0	0	0	+	0	Overall mixed impact. A FRA and buffer strip are required. The loss of prime agricultural land cannot be mitigated against; however, the site would bring positive impact by increasing employment opportunities. A FRA may be required due to presence of a watercourse, and buffer strips.
P1 To protect the playing fields and recreation opportunities for the settlement as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the bowling green as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the area of open space as a significant contribution to the character and sense of place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect an area forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7-P10 To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To protect an area forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P13 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect the Valentine Burn and The Shevock as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For environment and access improvements.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 For a town park.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R3 For the enhancement of the walkways.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R4 For the future expansion of the hospital.	0	0	0	0	+	0	+	0	+	+	Flood Risk Assessment will be required to demonstrate the development can operate and is accessible during an extreme flooding event and will not increase flood risk elsewhere.
R5 For town centre environmental improvements.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R6 (formerly P3) For a replacement primary school.	0	0	0	-	0	0	+	0	+	0	Overall mixed impact. A FRA may be required due to presence of a watercourse, and buffer strips.

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BUS Safeguarded for business uses.	0	0	0	-	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. A FRA may be required due to presence of a watercourse, and buffer strips.
TC Inch town centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR015 South of Inch Railway Station, Inch Mixed use – 60 homes, 0.35ha employment land (Class 4) and car park for Inch Railway Station	0	0	0	-	0	0	0	+	0	0	The site has a mixed impact overall. The loss of prime agricultural land cannot be mitigated against; however, the site would bring a positive impact of increased housing choice.
Bid Site GR029 Land at Drumrossie West, Drumrossie and Denwell Farm, Inch 200 homes	0	0	0	-	0	0	0	+	+	0	The site has a mixed impact however with the exception of the loss of prime agricultural land negative impacts on landscape could be addressed with appropriate mitigation measures. A buffer strip should be provided adjacent to existing woodland to mitigate for potential loss.
INVERURIE AND PORT ELPHINSTONE											
Preferred Sites											
OP1 Conglass 57 homes	0	0	0	0	0	0	0	+	0	0	Overall mixed impact. The site has Full Planning Permission and is under construction.
OP2 Former Garioch Health Centre Mix of uses including housing and retail uses	0	0	0	0	+	0	+	+	0	0	Overall positive impact. Development offers remediation of a brownfield site with a mix of uses promoted within a town centre location.

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OP3 (formerly part of OP2) (GR084) Land at Harlaw Park 50 homes (supported accommodation)	-/0	0	0	0/+	0	0	0	+	0	0	The site has a mixed impact. Negative impacts on WWTW and flood risk could be addressed with appropriate mitigation measures. A FRA may be required.
OP4 (formerly OP3 and OP9) Phase 2 Portstown Mix of uses including 416 homes and commercial land	0	0	0	0	0/-	-	+/?	+	+	0	Overall mixed impact. The site has full planning permission and is under construction. A FRA will be required for any future development on the site.
OP5 (formerly OP4) Crichtie (Residential and Community) Mix of uses including 737 homes, community facilities and a primary school	0	0	0	0	0	0/-	+/?	+	+	0	Overall mixed impact. The site has Planning Permission in Principle. A FRA will be required.
OP6 (formerly OP11) Crichtie (Employment) 23.7ha employment land	0	0	0	0	0	0/-	0	+	0	0	Overall mixed impact. The site has Planning Permission in Principle.
OP7 (formerly OP7 and OP8) Uryside Phase 681 homes	0	0	0	0	0	-/?	0	+	0	0	Overall mixed impact. The site has Full Planning Permission and is under construction.
OP8 (formerly unallocated) Former Hatchery 64 homes	-/0	0	0	+	0	0	0	+	+	0	The site has an overall mixed impact as it's a brownfield site, and near the town centre. Negative impacts on WWTW and flood risk could be addressed with appropriate mitigation measures. A FRA may be required. The site has full planning permission.
OP9 (formerly OP12) Adjacent to Axis Business Centre	0	0	0	0	0	0	0	+	0	0	Overall mixed impact. Development should be restricted to Class 4 with landscaping provided, particularly along

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1.5ha employment land											the northern and eastern boundaries to screen development from neighbouring land uses.
OP10 (formerly OP13 and SR2) Thainstone 25.8 ha employment land	0/?	0	0	0	0	0/?	0	+/0	+	0	Overall mixed impact. The site has planning permission Class 4, 5, 6 as well as an abattoir and meat production facility.
OP11 (formerly OP14) Pineshaw, Port Elphinstone 54 homes	0	0	0	0	0	0	0	+/0	+	0	Overall mixed impact. Wet habitats may be present on site. Appropriate investigation and adequate buffers/protection will therefore be required. Water network reinforcement may be required.
OP12 (formerly OP15) North Street, Inverurie Mix of uses including 80 homes	0	0	0	0	0	0	+	+	+	0	Overall mixed impact. Development offers remediation of a brownfield site. The site has Planning Permission in Principle.
OP13 (formerly OP16) Kirkwood Commercial Park, Thainstone 3.8 ha employment land	0	0	0	0	0	0	0	0	+	0	Overall mixed impact. A FRA will be required.
OP14 (formerly BUS6) Land Northeast of Thainstone Roundabout A halting site for gypsy/ travellers and/ or employment land	0	0	0	0	0	0/-	0	0	-	+	Overall slightly positive impact. Caravans are an unsuitable form of residential accommodation however provision of a site will address a need for such a site. Landscape impacts could be mitigated through tree planting and screening.
OP15 (GR139 and GR140) Land West of Bennachie View Care Home 130 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, WTW and flooding. A FRA may be required.

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OP16 (GR142) Land West of Conglass Cottages Mix of uses including 50 homes and 2ha employment land	-/0	0	0	0	0	0	0	+	0/-	0	The site has overall slightly negative impact. Negative impacts on WWTW, WTW and flooding could be addressed with appropriate mitigation measures. A FRA may be required. The site is within a pipeline consultation zone.
P1 To protect the landscape setting as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation area and playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the recreation area and playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect an area of open space forming	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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part of the green-blue network.											
P8 To protect the landscape buffer/setting as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9-P10 To protect the playing fields as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To protect the cemetery and playing fields as amenities for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To allow for environmental improvements and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P13 To protect the historic setting and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect an area of open space as an amenity for the settlement and as a	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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significant contribution to the character of the place and forming part of the green-blue network.											
P15 To protect the Uryside Riverside Park.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P16 To protect the River Urie as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P17 To protect the River Don as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P18 To protect the golf course as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P19 To protect the football pitches and grounds.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P20 To protect an area of open space as an amenity for the settlement and as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P21 To protect an area of open space forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P22 To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P23 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P24 To protect an area of woodland forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P25 To protect a landscape buffer forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P26 To protect an area of open space forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P27 To protect an area of open space at risk from flooding and forming part of the green blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P28-P29 To protect an area of open space and woodland forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P30 To protect an area of open space forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P31 To protect trees acting as a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a transport interchange.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 For an extension to Uryside Park.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R3 To enable development of community and education facilities.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R4 For community uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1-BUS8 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. A FRA may be required if adjacent or contain a watercourse or flood.
SR1 Reserved for strategic employment land (9.4ha).	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site GR009 Site 1 at Westgate North, John Sorrie Drive, Inverurie 50 homes	-/0	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on air quality and WWTW could be addressed with appropriate mitigation measures.
Bid Site GR010 Site 2 at Westgate North, John Sorrie Drive, Inverurie 50 homes	-/0	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on air quality and WWTW could be addressed with appropriate mitigation measures.
Bid Site GR027 Site A, Land West of Blackhall Road, Inverurie 360 homes	-/0	0	-	0	0	0	0	+	+	0	The site has overall mixed impact. Negative impacts on WWTW, climatic factors, water quality and landscape could be addressed with appropriate mitigation measures. A Flood Risk Assessment may be required.
Bid Site GR028 Site B, Mains of Blackhall, West of Blackhall Road, Inverurie 100 homes	-/0	0	0	-/+	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on WWTW, water quality and landscape could be addressed with appropriate mitigation measures.
Bid Site GR037 Site 1, Land at Upper Davah, West of Inverurie Golf Club, Inverurie 55 homes	-/0	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on WWTW, WTW and water quality could be addressed with appropriate mitigation measures.
Bid Site GR038 Site 2, Land at Upper Davah, West of Inverurie Golf Club, Inverurie 73 homes	-/0	0	0	0	0	0	0	+	+	0	The site has overall mixed impact. Negative impacts on WWTW, WTW, water quality and core paths could be addressed with appropriate mitigation measures.

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Bid Site GR046 Land North and East of Dubston Farm, Inverurie 41 homes	0/-	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on flood risk, WWTW, WTW, water quality and landscape could be addressed with appropriate mitigation measures. A FRA may be required.
Bid Site GR057 Land at East Balhalgardy Farm, Inverurie (Bid 1) 100 homes	-/0	0	0/?	-	0	0/?	0	+	0	--	The site has a negative impact however except for the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address the impact on WWTW, WTW, water quality, landscape and flood risk. A FRA may be required.
Bid Site GR058 Land at East Balhalgardy Farm, Inverurie (Bid 2) 200 homes	-/0	0	0/?	-	0	0/?	0	+	0	--	The site has a negative impact however except for the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address the impact on WWTW, WTW, water quality, landscape and flood risk. A FRA may be required.
Bid Site GR059 Land at East Balhalgardy Farm, Inverurie (Bid 3) 500 homes	-	0	0/?	-	0	0/?	0	+	+	--	The site has a mixed impact however except for the loss of prime agricultural land and the loss of part of an inventory battlefield, mitigation measures would address the impact on WWTW, water quality, air quality, flooding and infrastructure. A FRA may be required.
Bid Site GR061 Land North and East of St. James Walk, Inverurie 70-100 homes	0	0	0/?	0	0	0/?	0	+	0	0	The site has overall mixed impact. Mitigation measures would address the impact on WWTW, water quality, air quality, flooding and infrastructure. A FRA may be required.
Bid Site GR062 Land at St James Place, Inverurie Mixed use – 900 homes, primary school and commercial land	-	0	0/?	0	0	0/?	0	+	+	0	The site has a slight mixed impact. Mitigation measures would address the impact on WWTW, water quality, air quality, flooding, tree loss and infrastructure. A FRA may be required.
Bid Site GR089 Land at Souterford, Inverurie	-	0	0/?	-	0	0	0	+	+	--	The site has a mixed impact however except for the loss of prime agricultural land and the impact on cultural heritage, mitigation measures would address the impact

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Mixed use – 300 homes and community uses											on WWTW, water quality, air quality, flooding and infrastructure. A FRA may be required.
Bid Site GR090 Land at South West Lofthillock, Inverurie 150 homes	-/0	0	-/0	-	0	0	0	+	+	--	The site has a mixed impact however except for the loss of prime agricultural land and the impact on cultural heritage, mitigation measures would address impact on WWTW, water quality, air quality, flooding and infrastructure. A FRA may be required.
Bid Site GR091 Land at Souterford and Lofthillock, Inverurie Mixed use – 450 homes and community uses	-	0	-/0	-	0	0	0	+	+	--	The site has a negative impact however with the exception of the loss of prime agricultural land and impact on cultural heritage, mitigation measures would address the impact on WWTW, water quality, air quality, a FRA and infrastructure.
Bid Site GR114 Land North of St. James Place, Inverurie 49 homes	-/0	0	0/?	0	0	0	0	+	0	0	The site has an overall mixed impact. Negative impacts on WWTW, water quality, flooding could be addressed with appropriate mitigation measures. A FRA and a buffer strip may be required.
Bid Site GR117 Land North of Lochter Drive, Uryside (Phase 3), Inverurie 500 homes	-	0	0	-	0/-	0/-	0	+	+	-	The site has an overall negative however except for the loss of prime agricultural land and ancient woodland, mitigation measures would the address impact on WWTW, water quality, flooding, cultural heritage and infrastructure. A FRA may be required.
Bid Site GR131 Land at Braeside Farm and Thainstone, Inverurie 35ha employment land commercial land	-/0	0	-/?	0	0	0	0	0	0/-	0	The site has overall slightly negative impact. Negative impacts on WWTW, WTW and flooding could be addressed with appropriate mitigation measures. A FRA may be required. The site is within a pipeline consultation zone.
Bid Site GR137 Land East of Rothienorman Road, Howford, Inverurie Mixed use – 109 homes and a Riverside Park	-/0	0	-/0	-	0	0	0	+	+	0	The site has overall mixed impact, however except for the loss of prime agricultural land, negative impacts on WWTW, WTW, flooding could be addressed with appropriate mitigation measures. A FRA may be required.

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Bid Site GR138 Land North of Dillyhill Way, Inverurie 76 homes	-/0	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on WWTW and WTW could be addressed with appropriate mitigation measures.
Bid Site GR141 Land West of Bennachie View Care Home, Inverurie (Site 5) 105 homes	-/0	0	0	0	0	0	0	+	0	0	The site has overall mixed impact. Negative impacts on WWTW, WTW and water quality could be addressed with appropriate mitigation measures.
Bid Site GR145 Site at Crawford Road (Conglass 6), Conglass, Inverurie 12ha employment land	-/0	0	0	0	0	0	0	0	0/-	0	The site has overall slightly negative impact. Negative impacts on WWTW, WTW and flooding could be addressed with appropriate mitigation measures. A FRA may be required. The site is within a pipeline consultation zone.
KEITHHALL											
Preferred Sites											
OP1 (GR129) South of Inverurie Road 36 homes	0	0	0	0	0	0	0	+/0	+	0	The site has a positive impact with mitigation measures to address the impact on WWTW, WTW, water quality, flooding and infrastructure. A FRA may be required.
P1 To protect the landscape setting of the settlement and the cemetery as an amenity for the settlement. Both form part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the landscape setting of the settlement and forming	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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part of the green-blue network.											
R1 To provide a car park for the village hall	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR049 Land South of B993, West of Woodlands Cottages, Keithhall 36 homes	0	0	0	0	0	0/-	0	+/0	+	0	The site has a mixed impact with mitigation measures to address the impact on WWTW, WTW, flooding, landscape and infrastructure. FRA may be required.
Bid Site GR050 Land West of Keith Hall Primary School, Keith Hall, Inverurie 37 homes	0	0/-	0	0	-	-	0	+/0	+	--/-	The site has an overall negative impact due to its impact on water quality, cultural heritage, designed landscape, loss of trees and ancient woodland, biodiversity and car reliance. Mitigation measures would address the impact on WWTW, WTW, flooding and infrastructure. Cultural heritage could be mitigated through landscape. A FRA may be required.
Bid Site GR060 Land at Tweedale, Keith Hall, Inverurie 400 homes	0	0	-	-	0	-	0	-	+	--/-	The site has an overall negative impact due to its impact on water quality, cultural heritage, designed landscape, soil and car reliance. Mitigation measures would address the impact on WWTW, WTW, and flooding. Cultural heritage could be mitigated through landscape. A FRA may be required
Bid Site GR128 Land East of OP 1, South of Inverurie Road, Keithhall 32 homes	0	0	0	0	0	0	0	+/0	+	0	The site has a positive impact with mitigation measures to address the impact on WWTW, WTW, water quality, and flooding. A FRA may be required.

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KEMNAY											
Preferred Sites											
OP1 (formerly OP2) West of Milton Meadows 20 homes	0	0	0	0	0	0/?	0	+	0	0	The site has a mixed impact. It is within the Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required. A FRA will be required due to flooding from the River Don.
OP2 (part of GR147) Birley Bush Depot 1ha employment land	0	0	0	0/+	0/-	?	+	0	0	0	The site has a mixed impact as promoting redevelopment of a brownfield site with good connectivity. However, there is possible loss of trees, which will have to be compensated for.
New OP3 (Formerly BUS2 and GR134) Land to the east of Stuart Crescent 65 homes	0	0	0	0	0	0/?	0	+	0	0	The site has a mixed impact. Loss of employment land. It is next to Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required.
P1 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the 'Place of Origin' and it's setting as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space and landscape buffer as	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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forming part of the green-blue network.											
P4 To protect the amenity area for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the cemetery and adjacent ground as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the memorial and garden as a significant contribution of character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the monument and park as a significant contribution	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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of character of the place.											
P10 To protect the Kemnay Community Garden as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P11 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To protect an area of open space as a significant contribution to the sense of place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P13 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect an area of open space as a significant contribution to the sense of place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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R1 (formerly R2) (GR083) For medical/community facilities.	0	0	0	0	0	0	0	0	+	0	The proposal will have an overall significant positive impact on material assets. This use is not considered to have any other significant environment effects on the other receptors.
R2 (part of GR147) For future expansion of the Kemnay Community Garden. Compensatory planting would be required.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS1 and BUS2 Safeguarded for business uses.	0	0	0	0	0	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. A FRA will be required for BUS1 and a buffer strip.
TC Kemnay Town Centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR036 Land at Fetternear Estate, West of River Don, Kemnay 73 homes	0	0	-/0	-	0/-	-/?	0	+	0	0	The site has an overall negative impact due to its impact on soil, biodiversity, landscape (within Bennachie Special Landscape Area) and car reliance. Mitigation measures would address the impact on flooding, landscape and education. A FRA and LVIA may be required.
Bid Site GR135 Land at Kirkstyle Farm (South) (Option 2), Kemnay 111 homes	0	0	0	0	0	-/?	0	+	0	0	The site has a mixed impact. It is next to Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required.
Bid Site GR136 Land at Kirkstyle Farm (North and South) (Option 3), Kemnay	0	0	0	0	0	-/?	0	+	0	0	The site has a mixed impact. It is next to Bennachie Special Landscape Area. Mitigation measures are required to reinforce mains water and sewer. A LVIA may be required.

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65 homes and employment land											
Bid Site GR147 Birley Bush, Kemnay 49 homes	0	0	0	0	-/0	0	0	+/0	0	0	The site has a mixed impact. Negative impacts on biodiversity (loss of trees) and material assets (road access and education capacity) could be addressed with appropriate mitigation measures.
KINGSEAT											
Preferred Sites											
OP1 (formerly unallocated) Former Kingseat Hospital Housing land	0	0	0	0/+	0	0	+	0	+	+	Site has an overall positive impact due to remediation of a brownfield site and delivering homes in the area. Site includes Buildings on the At Risk Register and within a conservation area.
BUS1 (formerly unallocated) Safeguarded for business uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS2 (formerly unallocated) Safeguarded for business uses	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P1 To protect the play area as an important amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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CA Kingseat Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR011 Phase 1, Site South of Kingseat Mixed use – 50 to 75 homes and community facilities	0	0	-	0	0	0	0	+	0	0	The site has a mixed impact however except for reducing car reliance, mitigation measures would address the impact on WWTW, and good design would lessen the impact on the setting of listed buildings and conservation area at Kingseat hospital.
Bid Site GR012 Phase 1 and Phase 2, Site South of Kingseat Mixed use – 100 to 150 homes and community facilities	0	0	-	0	0	0	0	+	+	0	The site has a mixed impact however with the exception reducing car reliance, mitigation measures would address the impact on WWTW, and good design would lessen the impact on the setting of listed buildings and conservation area at Kingseat hospital.
Bid Site GR034 Land East of Kingseat Business Park, Newmachar Mixed use – 65 homes and community facilities	0	0	-/0	0	0	0	0	+	-/0	-/0	The site has a slight negative impact however with the exception of reducing car reliance, mitigation measures would address the impact on water quality. Partly within a pipeline consultation zone (mid/outer). A buffer would be required adjacent to the carbon rich soils.
KINMUCK											
Preferred Sites											
P1 To protect the landscape setting of the settlement and protect the cemetery as an amenity for the settlement and for contributing to the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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character of the place and forming part of the green-blue network.											
P2 To protect the landscape setting of the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3-P4 To protect an area of open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
GR045 Land East of Jaffray Lane, Kinmuck 21 homes	0	--	-/0	0/+	0	0	0	+/0	0	0	The site has a mixed impact. It is located on brownfield land, but It would increase car reliance and it is within a SEPA drainage hot spot.
GR047 Land North East of Jaffray Lane, Kinmuck 6 homes	0	--	0	0	0	0	0	+/0	0	0	The site has a mixed impact. It is located on brownfield land, but it is within a SEPA drainage hot spot.
GR118 Land South West of Meadow Croft, Kinmuck 15 homes	0	--	0	0	0	0	0	+/0	0	--/?	The site has a mixed impact however except for reducing car reliance, presence within a SEPA drainage hot spot, negative impacts on the setting of a B listed building could be addressed by landscaping.
KINTORE											
Preferred Sites											
OP1 (includes GR078) Kintore East (Residential) 1000 homes	0	-/0	-/0	-	-/?	-/0	-/+	+	+	-/0	The site has overall slight negative impact. Mitigation measures would address impact on core paths, flooding, water quality, and impact on Aberdeen Canal. WIA and

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											LVIA may be required. The site has Planning Permission in Principle for 600 homes. An updated FRA will be required for any future development.
OP2 Woodside Croft, Town Park 150 homes to enable development of Gauch Hill Town Park	0	0	0	0	0	0/-	0	+	+	0	The site has overall mixed impact. Site has Planning Permission in Principle for residential development. A FRA may be required. A buffer strip will be required adjacent to the watercourse on the northern boundary.
OP3 (formerly OP5) Kintore South A mix of uses including offices and community facilities	0	0	0	0	0	0/-	0	+	+	0/?	The site has overall mixed impact. There are several features of archaeological interest within the site, and the development will therefore need to take these into account. Strategic landscaping may be required.
OP4 (formerly part OP1) (GR077) Midmill Business Park 20ha employment land	0	-/0	-/0	-	-/?	-/0	-/+	+	+	0	The site has overall slightly negative impact. Negative impacts on water quality and climatic factors could be addressed with appropriate mitigation measures. A WIA and FRA may be required.
OP5 (formerly part P1) Kintore East (Commercial and Community) Commercial and community uses	0	-/0	-/0	-	-/?	-/0	-/+	+	+	0	The site has overall negative impact however negative impacts could be addressed with appropriate mitigation measures.
OP6 (formerly part R1) (GR126) Land Adjacent to Woodside Croft 24 affordable homes	0	0	0	0	0	0	-	+/0	+	0	The site has overall mixed impact. Mitigation measures would address impact on water quality and flooding and provide land for a town park. WIA and FRA may be required.
OP7 (formerly part BUS2) (GR053) South of Northern Road-A96	0	0	0	0	0	0	0	+/0	-/0	0	The site has a mixed impact. Negative impacts on water quality could be addressed with appropriate mitigation measures. A Water Impact Assessment (WIA) may be

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Mix of uses including 32 homes, retail and employment land											required. Half of the site is within an outer pipeline consultation zone. A FRA may be required.
P1 To protect Tuach Hill and the surrounding area as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect Gauch Hill as an amenity for the settlement and contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playing field as an amenity for the settlement.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect Rollo Mire and Torryburn Wood LNCS that forms part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect Springie Mire as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the Midmill Long Cairn as contributing to the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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character of the place and forming part of the green-blue network.											
New P7 To protect the Tuach Burn and Torry Burn as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the remains of the Aberdeenshire Canal and protect an area of open space contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the football pitch and open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To protect a landscape buffer forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To protect an area of open space as an amenity for the settlement.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P12 To protect the play area as an amenity for the settlement.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P13 To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To protect the Tuach Burn and Torry Burn as forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a town park at Gauch Hill.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS2-BUS4 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. However, sites BUS3 and BUS4 are at risk from flooding and a FRA may be required.
TC Kintore Town Centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.

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Extend settlement boundary to include bid site GR052 (includes new P9 and part of BUS4) Site at Bridgefield, North of Broomhill Roundabout.	0	0	-/0	0	0	-	0	0	0	0	The site has overall negative impact. Negative impacts on waste water and water infrastructure and flooding could be addressed with appropriate mitigation measures. However, flood risk is a major constraint on the site that could significantly reduce the developable area. WIA and FRA would be required. Protected status given to open space.
Alternative Sites											
Bid Site GR076 Land East of Hazeldene, Kintore 15-25 homes	0	0	0	0	0	0	0	+/0	0	0	The site has overall slightly positive impact. Negative impacts on climatic factors could be addressed with appropriate mitigation measures. A FRA and WIA may be required.
Bid Site GR124 Land South of Midmill Business Park, Kintore Employment land	0	0	0	0	0	0	0	0	0	0	The site has overall neutral impact. Negative impacts on climatic factors could be addressed with appropriate mitigation measures. A FRA and WIA may be required.
KIRKTON OF SKENE											
Preferred Sites											
P1 To protect the playing field as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space and car park.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P4 To protect an area of open space as a contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the church and cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR116 Land South West of Old Skene Road, Kirkton of Skene 35-45 homes	0	0	0/-	0	0	0/?	0	+/0	0	--/0	The site has a negative impact however except for reducing car reliance, mitigation measures would address the impact on flooding, setting of listed building (if well designed) and town setting. A FRA may be required.
Bid Site GR127 Land North of Glebeland, Kirkton on Skene, Westhill 20-30 homes	0	0	0/-	0	0	0	0	+/0	-	0	The site has an overall mixed impact. The site is within a pipeline consultation zone and would be car reliant, but mitigation measures would address the impact on flooding and water quality. A FRA may be required.

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LYNE OF SKENE											
Preferred Sites											
P1 To protect the playing field as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR001 Land north of Little Acre, Lyne of Skene 5 homes	0	0/?	0	0	0	0	0	+/0	0	0	The site has an overall slight positive impact. Mitigation measures would address the impact on WWTW and house types.
Bid Site GR016 Land North of Letter Road, Lyne of Skene 15 homes	0	0	0	0	0	0	0	+/0	0	0	The site has an overall slight positive impact. Mitigation measures would address the impact on WWTW, flooding and house types. A FRA may be required.
Bid Site GR022 Land at Mains of Skene, Lyne of Skene 7 homes	0	0	0	0/+	0	0	0	+/0	0	0	The site has an overall positive impact. Mitigation measures would address the impact on WWTW and cultural heritage.
Bid Site GR031 Sites A, B and C, Lyne of Skene Mixed use – 157 homes and community uses or retail	0	0/?	-	0	0	-	?	+	?	0	The site has an overall mixed impact. It would result in overdevelopment, details are unknown of the proposed community uses, and it would increase car reliance. Mitigation measures would address the impact on WWTW and flooding. A FRA may be required.

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MEIKLE WARTLE											
Preferred Sites											
OP1 (GR112) Land North of Meikle Wartle 12 homes	0	0	0	-	0	0	0	+/-0	0	0	The site has an overall negative impact however, except for the loss of prime agricultural land, mitigation measures would address WWTW.
P1 To protect the play park and adjacent area of open space as forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the play area as an amenity for the settlement.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3-4 To protect areas of open space as an amenity for the settlement.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (part of GR112) To provide a car park for the village hall.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR111 Land East of Meikle Wartle, Inverurie 6 homes	0	0	0	-	0	0	0	+/-0	0	0	The site has an overall negative impact. Mitigation measures would address the impact on water quality and mixing house types.

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MIDMAR											
Preferred Sites											
OP1 (formerly P4) (GR074) Roadside of Corsindae 12 homes	0	0	0/-	0	0	0	0	+0	0	0	The site has an overall mixed impact. It is located on protected land for a public garden, but it has not come forward. Strategic landscaping could mitigate visual impact. Except for reducing car reliance, mitigation measures would also address the impact on WWTW, secondary education capacity and flooding. A FRA may be required.
P1 To protect trees providing a landscape buffer and forming part of the green-blue network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space as forming part of the green-blue network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as forming part of the green-blue network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR054 Land South of Midmar School, Midmar, Inverurie 20 homes	0	0	0/-	0	-	0	0	+0	0	0	The site has an overall mixed impact however except for reducing car reliance and loss of ancient woodland, mitigation measures would address the impact on WTWW and secondary education capacity.

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Bid Site GR055 Land at Tillybirloch, Midmar, Inverurie 4 homes	0	0	0	0	0	0	0	+/0	0	0	The site has an overall slight positive impact providing mitigation measures address impact on WWTW, water quality, house types, and secondary education capacity. A buffer strip will be required.
MILLBANK											
Preferred Sites											
OP1 (formerly part of OP1) (GR146) Land at Millbank Crossroads 30 homes and 270m2 employment land	0	0	0/-	0	0	0	0	+/0	0	0	The site has an overall mixed impact. Mitigation measures would address impact on WWTW, flooding and secondary education capacity. A FRA may be required.
P1 To protect the playing field and bowling green as important local amenities and forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
OP1 35 homes, employment land and community facilities	0	-	-	0	0	0	-	+/0	+	0	The site has an overall mixed impact however impacts could be addressed with appropriate mitigation measures.
NEWMACHAR											
Preferred Sites											
OP1 Hillbrae Way 340 homes	0	0	0	-	0	0	+	+	+	0	The site has an overall positive impact with negative impact arising from the loss of prime agricultural land. The site has Planning Permission in Principle. A revised

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											FRA will be required due to the presence of a watercourse and buffer strip.
OP2 (formerly part of OP2) (GR008) Corseduck Road 130 homes (PLDP 2020 95 homes)	0	0	0	0	0	0	+	+	+	0	The site has overall positive impact. See bid GR008, which proposes 155 homes on the same site, below.
OP3 (formerly part of OP2) (GR075) Redwood Cottage 11.1ha employment land	0	0	0	-	0	0	+	0	+	0	The site has an overall positive impact with negative impact arising from the loss of prime agricultural land. A FRA may be required due to the presence of a watercourse.
P1 To protect the community hall, church and cemetery as amenities for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the play area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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as forming part of the green-blue network											
P5 To protect an area of open space as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
New P6 To protect an area of open space forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For the development of a recreational area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R2 For the development of a primary school.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. A FRA may be required due to the presence of a watercourse.
TC Newmachar Town Centre.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR006 Land to the South of the Monument, Newmachar 75 homes	0	0	0	0	0	0	0	+	0	0	The site has a slight positive impact. Mitigation measures would address impact on WWTW, water quality, carbon emissions (buses), and infrastructure. A buffer strip and WIA will be required.
Bid Site GR007 Site South of Corsesduick Road, Newmachar 150 homes	0	0	-/0	0	0	0	0	+	0	0	The site has an overall mixed impact. Mitigation measures would address impact on WWTW, water quality, carbon emissions (buses) and infrastructure. Buffer strips and WIA will be required.
Bid Site GR008 Site OP2, North of Corsesduick Road, Newmachar 155 homes	0	0	-/0	0	0	0	0	+	0	0	The site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses) and infrastructure. A WIA will be required. Development at a smaller scale is preferred.

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Bid Site GR019 Land at Corsesduick Road, Newmachar 60 homes	0	0	0/-	0	0	0	0	+	0	0	The site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses) and infrastructure. A WIA will be required
Bid Site GR065 Land at Newlands, West of The Newmachar Hotel, Newmachar 100 homes and 100m ² community uses	0	0	-/0	0	0	0	+	+	+	0	The site has an overall mixed impact. Mitigation measures would address impact on WWTW, carbon emissions (buses) and infrastructure. A WIA will be required
Bid Site GR075 Land at OP3 Site, South East of Redwood Cottage, Newmachar Employment land	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact. Mitigation measures would address impact on WWTW and a WIA may be required.
Bid Site GR079 Land South East of Hillbrae Way, Newmachar 180 homes, retail and commercial land	0	0	-/0	-	0	0	0	+	+	0	The site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address the impact on WWTW, flooding, core paths, infrastructure and carbon emissions (buses). A FRA and WIA may be required.
Bid Site GR086 Land at Mameulah, North of Kingseat Road, Newmachar 300 homes and 1.75ha employment land	0	0	-/0	-	0	0	0	+	+	0	The site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality, carbon emissions (buses), and infrastructure. Buffer strips and a WIA will be required.
Bid Site GR101 Land North East of Damask Crescent, Newmachar (Option 1) 21 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact however with the exception of the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality and infrastructure. Buffer strips and WIA will be required.

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Bid Site GR102 Land North East of Damask Crescent, Newmachar (Option 2) 18 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality and infrastructure. Buffer strips and a WIA will be required.
Bid Site GR103 Land North of Damask Crescent, Newmachar (Option 1) 25 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality and infrastructure. Buffer strips and a WIA will be required.
Bid Site GR104 Land North of Damask Crescent, Newmachar (Option 2) 14 homes	0	0	0	-	0	0	0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality and infrastructure. Buffer strips and a WIA will be required.
Bid Site GR105 Land West of Fairview, Newmachar 10 homes and 564m ² employment land	0	0	0	-	0	0	0	+	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, water quality and infrastructure. Buffer strips and a WIA will be required.
OLD RAYNE											
Preferred Sites											
OP1 (GR067) Land North of Pitmachie Farm 10 homes	0	0	0	0/+	+	0	0	+/0	0	0	The site has an overall positive impact. A brownfield site. Mitigation measures would address the impact on WWTW, flooding, education capacity and infrastructure. A FRA and WIA may be required.
OP2 Barreldykes	0	0	0	-	0	0	0	+/0	+	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, negative impacts could be addressed with

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30 homes, 0.3ha employment land and retail uses											appropriate mitigation measures. A Habitat Survey will be required and a FRA may be required.
P1 To protect the playing field as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect an area of open space and woodland as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the Bonnyton Burn and River Urie as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR002 Barreldykes, Old Rayne Phase 3 (Option 1) 27 homes	0	0	0/-	-	0	0	-/0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, primary education capacity and flooding. A FRA and WIA may be required.
Bid Site GR003 Barreldykes, Old Rayne Phase 3 (Option 2) Mixed use – 52 homes and 120m ² Business/Office Space	0	-	0/-	-	0	0	-/0	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land and reducing car reliance, mitigation measures would address the impact on WWTW, primary education capacity and flooding. A FRA and WIA may be required.

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Bid Site GR035 Site OP1, Cromwellside Farm, Old Rayne 13 homes	0	0	0	-	0	0	-/0	+/0	0	-/?	The site has an overall negative impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW, mix of house types and education capacity. A WIA may be required.
OYNE											
Preferred Sites											
OP1 Former Archaeolink Site 10 homes	0	0	-	0	0	0/+	0/+	+/0	+	0	The site has an overall mixed impact however, except for reducing car reliance, negative impacts could be addressed with appropriate mitigation measures.
P1 To protect the playing field as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the area of open space and the setting of Berry Hill as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR069 Land at Westlodge, North of Gadie Burn, Oyne 18 homes	0	0	0	-	0	-	0	+/0	0	--/-	The site has an overall negative impact. Site is within a SEPA drainage hotspot, and would result in the loss of prime agricultural land and overdevelopment. Proposal would not provide a positive sense of place; affecting the

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											setting of a listed building (Westhall House). Mitigation measures would be required to address the impact on WWTW, mix of house types, setting of listed building and flooding. A FRA and WIA will be required.
WESTHILL											
Preferred Sites											
OP1 Strawberry Field Road 10 homes	0	0	0	0	0	0	0	+/0	+	0	The site has overall mixed impact. Site has Planning Permission in Principle.
OP2 (formerly unallocated) Burnland 38 homes and commercial/ retail uses	0	0	0	0	0	0	0	0	+	0	The site has overall mixed impact. Site forms part of a larger, historical development in which this site is the remaining phase.
OP3 (formerly part of BUS) (GR125) Land at Former Blockworks Site 63 affordable homes	0	0	0	0	0	0	-/?	+/0	0	0	The site has an overall mixed impact. Partial loss of employment land. Mitigation measures would address impact on water quality and flooding. A WIA, buffer strips and FRA will be required.
P1 To protect the Cairnie Woods LNCS as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the Arnhall Moss LNCS as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3-P8 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P9 To protect the play area and open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To protect the golf course as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To protect the playing field and surrounding area that forms part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 To protect an area as a significant contribution to the character and setting of the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12-P14 To protect an area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To protect an area of open space as an amenity for the settlement and to protect landscape	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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buffer. Both form part of the green-blue network.											
P16 To protect an area of open space as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P17 To protect an area forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For the future expansion of the health centre.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
New SR1 Reserved for strategic employment land (11.6 hectares)	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. A Flood Risk Assessment will be required, and adequate buffer strips will also be required.
TC Westhill town centre.	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green Belt.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site GR025 Land at Kinmundy, Westhill 120 homes	-/0	0	0	0	0	-	0	+	-	0	The site has an overall mixed impact. It is within green belt and a pipeline consultation zone. Mitigation measures would address the impact on air quality,

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											infrastructure and avoiding pipelines. A WIA may be required.
Bid Site GR032 Land at Strawberry Fields, Westhill 180 homes	-/0	0	-/0	0	0	0	0	+	-	0	The site has an overall mixed impact. Mitigation measures would address the impact on air quality, infrastructure and avoiding pipelines. A WIA may be required.
Bid Site GR039 Land West of Westhill, South of the A944 (Site 1) 100 homes	-/0	0	0	0	0	0	0	+	-	0	The site has an overall slight negative impact. Mitigation measures would address the impact on air quality, infrastructure and avoiding pipelines. A WIA may be required.
Bid Site GR040 Land West of Westhill, South of the A944 (Site 2) 500 homes and community facilities	-	0	-	0	0	-	+	+	+/-	0	The site has an overall mixed impact. Mitigation measures would address the impact on air quality, infrastructure, flooding, landscape and avoiding pipes. A WIA, FRA and LVIA may be required.
Bid Site GR041 Land West of Westhill, South of the A944 (Site 3) 2500 homes, community facilities and a neighbourhood centre	-	--/0	-	0	--/0	--/-	+/?	+	++	--/-	The site has a significant mixed impact. Whilst measures could be put in place to address the impact on air and water quality and landscape, it is unlikely to fully mitigate against the impact of development. Proposal retains trees, avoids the pipeline (open space proposed, as per indicative plan). However, it could impact on the setting of a designed landscape, although open space is proposed along the western side, and a stone circle.
Bid Site GR042 Site 1, Mains of Kinmundy, Westhill 77 homes	-/0	0	0	0	0	-	0	+	--/-	0	The site has an overall negative impact. It is within the green belt and a pipeline consultation zone (indicative plan shows houses avoiding inner zone). Mitigation measures would address the impact on air quality, infrastructure and avoiding pipelines. A WIA may be required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site GR043 Site 2, Mains of Kinmundy, Westhill 87 homes	-/0	0	0/-	0	0	-	0	+	-	0	The site has an overall negative impact. It is within the green belt and a pipeline consultation zone. Mitigation measures would address impact on WWTW, pipelines and flooding. A WIA and FRA may be required.
Bid Site GR063 Land South of Mill of Brodiach, Westhill 100 homes	-/0	0	0/-	0	0	-	0/?	+	-	0	The site has an overall negative impact. It is within the green belt and a pipeline consultation zone. There is a road access that needs to be resolved. Mitigation measures would address the impact on WWTW, pipelines, flooding and road access. A FRA and buffer strips may be required.
Bid Site GR064 Land North of Broadshade, Westhill 250 homes	-/0	0	0	0	0	-/0	-/?	+	--	--	The site has an overall negative impact. It is within the green belt and a pipeline consultation zone (indicative plan shows houses avoiding inner zone). Impacts on the setting of Keir Hill and Berryhill Scheduled Monument. Road access issue. Mitigation measures would need to address the impact on WWTW, house types, road access and cultural heritage (strategic landscaping), and pipelines. A WIA and tree buffer may be required.
Bid Site GR066 Land at Damhead, Cadgerford and Backhill, South of Westhill, Westhill Mixed use – 750-900 homes and 9-10ha Employment Land	-	-	-	0	0	--	-/?	+	+/--	0	The site has an overall slightly negative impact. Within a pipeline corridor and affect the setting of the town. Mitigation measures would need to address the impact on education capacity and water quality, landscape setting, and road capacity of B9119. A WIA and buffer strips will be required.
Bid Site GR070 Land North of Keirhill Way, Westhill 6 homes	0	0	0	0	0	-/?	0	+/0	-	0	The site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address impact on WWTW, water quality and pipelines. A WIA may be required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site GR100 Land North of Keirhill Way, Westhill 12 homes	0	0	0	0	0	-/?	0	+/0	-	0	The site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address the impact on WWTW, water quality and pipelines. A WIA may be required.
Bid Site GR106 Land South of Arnhall Business Park (Phase 4), Westhill Mixed use – Employment land and a hotel	-/0	0	0/-	0	0	0	0	0	-	0	The site has an overall negative impact. Mitigation measures would address the impact on air and water quality and flooding. A WIA, buffer strips and FRA will be required. Site is within a pipeline corridor.
Bid Site GR119 Site at Cairnfield, West of Hill of Keir Road, Westhill 100 homes	-/0	0	0	0	0	-/?	-	+	-	0	The site has an overall mixed impact. Within a pipeline corridor. Mitigation measures would address impact on WWTW, water quality and pipelines. A WIA may be required.
Bid Site GR120 Land North of Meadowlands Drive, Westhill (site 1 and 2) 75 homes	-/0	0	0	0	0	-	0	+	--	0	The site has an overall negative impact. Within a pipeline corridor and green belt. Mitigation measures would address the impact on WWTW, water quality, flooding and pipelines. A FRA and WIA may be required.
Bid Site GR121 Land North of Meadowlands Drive, Westhill (site 1) 35 homes	0	0	0	0	0	-	0	+/0	0	0	The site has an overall slightly negative impact. Within the green belt. Would impact on the setting of the town. Mitigation measures would need to address the impact on WWTW, landscape, water quality, flooding and infrastructure. A FRA, buffer strip and WIA may be required.
Bid Site GR122 Land North of Meadowlands Drive, Westhill (site 2) 40 homes	0	0	0	0	0	-	0	+/0	--	0	The site has an overall negative impact. Within a pipeline corridor and green belt. Would impact on the setting of the town. Mitigation measures would address the impact on WWTW, flooding, water quality, landscape and infrastructure. A WIA, FRA and buffer strips would be required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site GR123 Land North West of Meadowlands Drive, Westhill 49 homes	0	0	0	0	0	-	0	+/0	--	0	The site has an overall slight negative impact. Within a pipeline corridor. Would impact on setting of the town. Mitigation measures would address the impact on WWTW, landscape, pipeline and infrastructure. A WIA may be required.
Bid Site GR132 Land at Mains of Keir, South East of B979, Westhill 90 homes	-/0	0	0/-	0	0	-	-	+	-	--/-	The site has an overall negative impact. Affect setting of Keir Hill scheduled monument and the town setting. Coalescence issue with Kirkton of Skene. Mitigation measures would address the impact on WWTW and infrastructure. A WIA may be required.
Bid Site GR133 Land at Souterhill Farm, North West of Westhill Mixed use – 49 homes, Public Park and Golf Practice Area	0	0	0/+	0	0	-/0	0/+	+/0	+/--	0	The site has an overall mixed impact. The site is within a pipeline corridor. Mitigation measures would address the impact on WWTW, landscape and infrastructure. Plan shows houses avoiding inner pipeline. Rest is for golf practice area, so not a negative effect. A WIA and LVIA may be required.
WHITEFORD											
Preferred Sites											
P1 To protect recreational open space as forming part of the green-blue network.	0	0	0	0	0	+	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the setting of the settlement as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
LANDWARD											
Preferred Sites											
None											
Alternative Sites											
Bid Site GR098 Land at Cullerlie Smithy, Cullerlie, Westhill Mixed use – 8 homes and 500m2 employment land	0	0/?	0	0	0	0	0/?	+0	-	0	The site has an overall slightly negative impact. Half the site is at risk from surface water flooding. A FRA would be required. A solution to waste water treatment is required. Communal SuDS are proposed. Site is within the outer pipeline consultation zone. Self-build plots are proposed, but at least two plots must be affordable.
Bid Site GR099 Land East of Birchmoss Depot, Echt, Westhill 4.8ha employment land	0	0	-	0	0	0/-	0/?	0	0	0	The site has an overall negative impact. The proposal could affect the setting of a scheduled moated henge, and with the exception of reducing car reliance, mitigation measures would need to address the impact on WWTW and cultural heritage.
Bid Site GR082 Land at Greenway 01, Drum of Wartle 3 homes	0	0	0	0	0	0	0/?	-	0	0	The site has an overall negative impact. Proposal lacks a mix of house types, although mitigation measures could address the impact on WWTW and infrastructure.
Bid Site GR095 Land North of Roadside of Garlogie, Garlogie 15 homes	0	0	0	0	0	-	0/?	+0	-	--	The site has an overall negative impact. It would impact on the village setting, distorting its linear pattern, and affect the setting of schedule a hut circles and field system. Just within a pipeline corridor. Mitigation measures would address impact on WWTW.
Bid Site GR143 Land South of Goyal Junction, Goyal	0	0/?	0/-	0	-0	-	-/?	0	0	0	The site has an overall negative impact. It is within the green belt and ancient woodland. Except for reducing car reliance, mitigation measures would address the impact on WWTW, avoiding trees, flooding and

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Mixed use – Hotel, Fuel Station/ Charging Station/ Park and Choose, Restaurant, Farm Shop, Garden Centre and Outdoor Activity Centre											landscape. Nearest sewer is 1km away or develop its own WWTW. A FRA and LVIA would be required.
Bid Site GR144 Land North of Goval Junction, Little Goval, Goval 15 homes	0	0	0	0	0	-	0/?	+/0	0	0	The site has an overall negative impact. It is within the green belt. Mitigation measures would address the impact on WWTW, flooding and landscape. Nearest sewer is 1km away or develop its own WWTW. A FRA and LVIA would be required.
Bid Site GR113 Land South of Birchbank, Inverurie 6 homes	0	0	0	0	-	--	0	+/-	-	0	The site has an overall negative impact. In outer pipeline consultation zone and Bennachie Special Landscape Area – the 6 houses would form an uncharacteristic grouping. Mitigation measures could address the impact on ensuring a mix of house types and WWTW, but not the loss of trees.
Bid Site GR110 Land North East of Kellockbank Garden Centre, Inch Employment land – general industrial	0	0	0	0	0	0	0	0	0	0/-	The site has an overall slightly negative impact. It could affect a designed landscape and create a weaker sense of place – this could be mitigated by strategic landscaping. Mitigation measures would address impact on water quality, flooding and WWTW. A FRA and buffer strips may be required.
Bid Site GR073 Land at Kirkton of Rayne, Inch 8 homes	0	0	0	-	0	0	0/?	+/0	0	0	The site has an overall mixed impact however except for the loss of prime agricultural land, mitigation measures would address the impact on WWTW and housing tenure.
Bid Site GR109 Site South of the Cotts, Fintray, Dyce 5 homes	0	-/?	0	0	0/-	-	0	+/0	0	0	The site has an overall negative impact. In the green belt and would affect the sense of place, as it would not be in keeping with the character of the converted steading and would lead to suburbanisation of the countryside.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											Existing trees protected from development. Mitigation measures would address the impact on house types, education capacity and WWTW.
Bid Site GR080 Land South of Parkview, Lethenty 2 homes	0	0	0	-	0	0	0/?	-	0	0	The site has an overall negative impact however except for the loss of prime agricultural land and lack of house types, mitigation measures would address the impact on private drainage.
Bid Site GR081 Land North and West of Lethenty, Inverurie 15 homes	0	0	-/?	-	0	-	0	+/0	-	0	The site has an overall negative impact. The site is within a pipeline consultation zone on prime agricultural land and its scale is out of keeping with the housing group. Mitigation measures would address the impact on the mix of house types, flooding and WWTW. A FRA may be required.
Bid Site GR018 Field South of B977, Leylodge, Kintore Mixed use – 12 homes and 80m2 employment land	0	0	0	0	0	0	0	+/0	0	0	The site has an overall slight positive impact. Mitigation measures would address the impact on water quality, flooding and WWTW. A FRA and buffer strip may be required.
Bid Site GR071 Land East of Marionburgh Cottage, North West of Sunhoney Stone Circle, Midmar 3 homes	0	0	0	0	0	0	0	-	0	0	The site has an overall negative impact due to the lack of house types because of its small scale. Mitigation measures would address the impact on WWTW.
Bid Site GR026 Land at Blair Bungalow, North of Sempill Cottages, Fintray 3 homes	0	0	0	0	0	0	0	-	-	0	The site has an overall negative impact as it is within the outer pipeline consultation zone and would lack a mix of house types because of its small scale. Mitigation measures would address impact on WWTW.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site GR068 Land North of B994, Upper Cottown, Kintore 8 homes	0	0	0	0	0	-	0	+/0	0	0	The site has an overall negative impact and it would result in overdevelopment and suburbanisation of the countryside. Mitigation measures would address the impact on mixing house types, secondary education capacity and WWTW.
Bid Site GR014 Site Adjacent to Wester Ord Farmhouse, Skene 25 homes	0	0	0	0	-	-	0	+/0	0	0	The site has an overall negative impact as it would result in the loss of half the trees on the site, overdevelopment and suburbanisation of the countryside. Private WWTW are proposed. Mitigation measures would address the need for a mix of house types. Off-site compensatory planting would be required to mitigate the effects on biodiversity.

Table 8.7.5: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Kincardine and Mearns

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
ARBUTHNOTT											
Preferred Sites											
P1 To protect the playing fields and play area as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
AUCHENBLAE											
Preferred Sites											
OP1 (formerly OP2 & OP3) Land South of Mackenzie Avenue 25 homes	0	0	0	-	+	0	0	+/0	0	0	Planning permission has been granted on this site for 25 homes (2018). Part of the site is located on prime agricultural land, but it is an acceptable location in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity. Part of the site is also at risk from flooding, but this should be mitigated through a FRA and buffer strip.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P1 To protect the park and woodland as amenities for the settlement, and to protect the area as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the public park and cemetery as amenities for the settlement and for their contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the curling pond as an amenity for the settlement and as significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect Fordoun Parish Church and cemetery, and the remains of St Palladius's Chapel as amenities for the settlement and for their contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P6 To protect the area as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Auchenblae Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN095 Smaller Site, East of Glenfarquhar Road, Auchenblae 75 homes and 1 ha employment land	0	0	-/0	-	+	0	-/?	+	0	?	The site has an overall mixed impact due to impacts on existing assets (education capacity and lack of community amenities in town); need to travel to services and amenities; loss of prime agricultural land and lack of water infrastructure. Further assessment on ring ditches is required.
Bid Site KN096 Larger Site, East of Glenfarquhar Road, Auchenblae 75 homes and 1 ha employment land	0	0	-/0	-	+	0/-	-/?	+	0	-	The site has an overall mixed impact due to impacts on existing assets (education capacity and lack of community amenities in town); need to travel to services and amenities; loss of prime agricultural land, minor landscape impact and lack of water infrastructure. Minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip. Strategic landscaping to the north could mitigate the landscape impact. Further assessment on ring ditches is required.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
BLAIRS											
Preferred Sites											
OP1 (KN110) Blairs College Estate 325 homes (enabling development)	0/-	0	-/0	0	0/+	0/-	-/+	+	0/+	+	The site has an overall mixed impact, but it is already approved as part of the development plan and has planning permission. Identifying the bid site as a settlement is not supported as it would allow for infill development that could affect its historic setting. Only the approved housing sites will be allocated. Furthermore, there are not enough houses built to justify identifying Blairs as a settlement. A FRA may be required. Additional measures required to keep the buildings wind and watertight, while the feasibility of restoration and reuse is further explored. Future planning applications will require a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
Alternative Sites											
None.											
CATTERLINE											
Preferred Sites											
P1 To protect the playing field as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Catterline Conservation Area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
None.											
CHAPELTON											
Preferred Sites											
OP1 (part of KN055) Chapelton Allocated for mixed use proposal for 4045 homes up to 11.5ha employment land and 11ha identified as strategic reserve	-/0	+	0/-	0	+/-	-/0	++	+	+	0/-	This large site will have a mixed effect with more significant positive effects on material assets. This site is likely to have long-term negative effects on most receptors on the one hand. On the other hand, the requirement for mixed development means that the location of services together, improvement of landscape, use of water technology, efficient resource use and application of mitigation measures are likely to minimise the long-term negative effects compared with the generic assessment. Buffer strips, FRA, EIA (to assess cultural heritage impacts), habitats assessments, bus services will mitigate effects.
GB Green belt	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
P1 To protect the proposed Community Wood as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the balancing pond associated with the development of Chapelton as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
R1 Safeguarded for future public open space as part of the development of Chapelton.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN055 OP1 Chapelton 8000 homes, Commercial, Retail, Care home, Leisure and Community Facilities	-/0	+	0/-	0	+/-	-/0	++	+	+	0/-	The site has an overall mixed impact, scoring positively due to its location adjacent to Portlethen and the continued development of Chapelton. It will have good connectivity within and outwith, will provide major infrastructure, and retain and improve green networks. Mitigation measures could improve Elrick Water and reduce impacts on air quality, landscape and cultural heritage. Buffer strips, FRA, EIA (to assess cultural heritage impacts), habitats assessments, bus services will mitigate effects.
COOKNEY											
Preferred Sites											
P1-P3 To protect the woodland as they are a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Catterline Conservation Area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
None.											
DRUMLITHIE											
Preferred Sites											
OP1 Adjacent to the Bowling Green 30 homes 0.5ha employment land	0	0	0/-	0	0	0	+	+/-	0	0	Half of this site has planning permission, and will have a mixed impact due to variation in housing types, mix of housing supply, proposes some employment units, new paths, but it will impact on prime land and have a minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip.
P1 To protect the woodland corridor and Millennium Garden as amenities for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the village hall and bowling green as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Alternative Sites											
Bid Site KN001 Land at Burnside Croft, Drumlithie 3 homes	0	-/?	-	+	-	-	0	-	-	0	The site has an overall negative impact due to surface water flood risk, loss of biodiversity value, landscape impact, limited house types and partial loss of community protected land (site P1). Due to the small scale of the site, mitigation measures (e.g. buffer strip and FRA) are unlikely to resolve the issues.
DRUMOAK											
Preferred Sites											
OP1 Land to the North of Sunnyside Farm 11 homes	0	0	0	0	0	0	0	+/-0	0	0	This proposal is not considered to have any significant environment effects on the receptors.
P1 To protect the area of woodland and existing screening of the settlement as amenities for the settlement and to protect the area as a significant contribution to the character of the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the bowling green and green space as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreation area and playing fields as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P4 To protect the woodland and the recreational area as amenities for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the church and cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For a future cemetery expansion.	0	-	0	-	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN034 Site A East of Drumoak 178 homes	0	0	-	0	+	-/0	-/0	+	--	?	The site has an overall mixed impact due to landscape impact, within pipeline a consultation zone, and lack of existing or promoted services or employment land opportunities. New infrastructure is required and the impact on Drum Castle is uncertain without further assessments.
Bid Site KN035 Site B South of Drumoak 123 homes	0	0	-	0/-	-/+	--	-/?	+	+	0	The site has an overall mixed impact due to landscape impact (within Dee Valley Special Landscape Area), biodiversity impact, contains some prime agricultural land, and lack of existing or promoted services or employment land

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											opportunities increases commuting. It also puts pressure on existing infrastructure (WWTW and a minor road), which may require land to mitigate.
Bid Site KN036 Site C West of Drumoak 345 Homes, Retail and Commercial	0/-	0	-	0	0/+	-/?	-/0	+	--/+	0	The site has an overall mixed impact due to landscape impact, within a pipeline consultation zone (as the pipeline is only moved to the edge of the site), and lack of existing or promoted employment land opportunities affecting air quality due to the scale of development. New infrastructure is required, but this can be mitigated, and there is potential for open space and biodiversity enhancement.
Bid Site KN037 Land West of Mains of Drum Garden Centre, Drumoak Leisure and Recreational Uses in conjunction with housing for the elderly being proposed on the adjacent site to the west	0	0	?	0	+	?	0	0	+	?	The site will have a slight positive impact given the nature of the proposal, but given that the proposed uses are unknown, the effects on some receptors are unknown or neutral.
Bid Site KN038 Land North of Mains of Steading, Drumoak 50 Homes (for the Elderly)	0	0	-/0	0	0/+	-/0	0	+	0	0/-	The site will have a mixed impact, with mitigation measures neutralising or lessening effects on the water environment, flood risk, infrastructure requirements (sewage and impact on health centre), and landscape and historic environment (though strategic landscaping). However, it is distant from services.
Bid Site KN064 Land at Park Quarry, Drumoak	-	?	-	0	+/-	-	?	+	+	?	The site has an overall mixed impact. Redeveloping a quarry offers potential improvement in landscape and biodiversity, and in

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600 homes, employment land 11,350m2, retail											terms of material assets and human population. However, the proposal is not particularly well related to Drumoak, would impact on the Dee Valley Special Landscape Area and the listed Keith Tower and Park Bridge, which would need to be investigated. It is also likely to exacerbate the need to use the private car. Waste water and transport upgrades are likely to be required.
Bid Site KN128 Land South of Deevie Gardens, Drumoak 35 homes	0	0	0	0	0	-/0	0/+	+	+	0	The site has an overall slightly positive impact as the potential negative impacts on water, natural heritage and landscape can be mitigated against through a range of measures, notably a waste water treatment growth project, buffer strips along adjacent watercourse and ancient woodland, protection of woodland on site, and a Flood Risk Assessment.
DURRIS FOREST											
Preferred Sites											
R1 (KN129) Land at Durris Forest Outdoor recreation facilities associated with a sport/adventure centre	0	0/?	0	0	0	0	++	0	+	0	The site has an overall positive impact due to its potential to provide significant formalised recreational opportunities for the northeast and improved access to open space. However, there is likely to be some effects on biodiversity and given its location is likely to lead to increased use of the private car for travel. Mitigations identified include a FRA, Habitat Survey, and buffer strips against existing watercourses and areas of native woodland. Water and waste water infrastructure are to be determined. Any impacts on the

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											scheduled Cairn-mon-earn, cairn, will be investigated and mitigated.
Alternative Sites											
None.											
EDZELL WOODS AND NEWESK											
Preferred Sites											
OP1 Newesk 300 homes	0/-	0	0/-	0	0/+	0	+	+/0	0	0	Generally, a mixed impact with positives in housing supply, open space, material assets and some negatives in flooding. The site is adjacent to an existing settlement. Part of the site is at risk from air quality and flooding and a FRA will be required. Impacts on historic environment (former WW1 and WW2 airfield) will need to be investigated and mitigated. A masterplan has been approved on part of this site.
OP2 (formerly unallocated) Edzell Business Base 53ha employment land	0/-	0/?	-	0	0/+	0	+	+/0	0	0	Generally, a mixed impact with positives in material assets and open space and some negatives in emissions, soil (prime agricultural land) and flooding. The site is adjacent to an existing settlement. Part of the site is at risk from air quality and flooding and a FRA will be required. Impacts on historic environment (former WW1 and WW2 airfield) will need to be investigated and mitigated.
P1 To protect the woodland as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing fields and recreational open	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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space as an amenity for the area.											
P3 To protect the woodland as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect Edzell Woods as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the woodland as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses. The scale of development on this site must not exceed the allowances permitted under planning application APP/2012/0037 (see allocations OP1 and OP2 for further information)	0	0	+	0	0	0	+	0	+	0	Most of this site has been developed. This use is not considered to have any significant environment effects on the receptors. There is a potential for localised surface water flooding. A FRA will be required.
Alternative Sites											
None.											
FETTERCAIRN											
Preferred Sites											
OP1 (KN048) Land to the Northwest of Fettercairn 60 homes	0	0	0	-	0	0	+	+	0	0	The site has an overall mixed impact due to flood risk, loss of prime agricultural land and infrastructure required. Effects are lessened as SuDS can be provided, and it is adjacent to the settlement, with

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											good connectivity and affordable housing. To mitigate effects, a FRA and buffer strip adjacent to the burn will be required.
P1 To protect the woodland corridor as a significant contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect land for a riparian buffer as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the food growing areas and open space as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the recreation open space as an amenity for the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the area of open space and woodland corridor that form part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the woodland as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P8 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (formerly unallocated) Reserved for a road access into site OP1.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Fettercairn Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN061 Land at Cauldcots, Fettercairn 10 homes	0	?	0	+	0/+	0/?	?	+/0	0	0	The site has an overall mixed impact, due to proximity from the settlement, infrastructure required, impact on water quality (sewage disposal) and landscape (layout of new development), but the site proposes the redevelopment and reuse of a vacant farm.
FINDON											
Preferred Sites											
OP1 (KN084) Land South of Earnsheugh Terrace 11 homes	0	0	0	0	0	0	0	+/0	0	0	The site has an overall neutral impact due to its scale and location. The greater the mix of house types, the more positive the score for population.
P1 To protect the area of open space for environmental improvements and to protect the area as a significant contribution to the character of the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN085 Land West of Findon Place, Findon 30 homes	0	0	0	0	0	-	-	+/-	0	0	The site has an overall mixed impact. While there are employment uses adjacent, this does not override the impact on the landscape, townscape and the local road network (C-class road and Findon A90 junction, which is at capacity).
FORDOUN											
Preferred Sites											
OP1 Station Road 15 homes	0	0	0	-	0	0	0	0	0	0	The site has an overall slight negative impact due to loss of prime land, but it will fit within the landscape and is adjacent to a transport corridor.
P1 To protect the recreation ground as an amenity of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playground and open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the landscape buffer between the fabrication yard and Tothill Road.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	0	0	-	0	0	+	0	0/-	0	This use is not considered to have any significant environment effects on the receptors. Although it is within a pipeline consultation corridor, it will provide an additional asset to the community.

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BUS2 Safeguarded for business uses.	0	0	0	0/?	0	0	+	0	0/-	0	This use is not considered to have any significant environment effects on the receptors, but there are possible fluvial and surface water flood risk. As such a FRA may be required as well as buffer strips. It is also within a pipeline consultation corridor, and will provide an additional asset to the community. Mitigations include specialist investigation for contamination due to former airfield use.
Alternative Sites											
Bid Site KN105 Land West of Toch-Hill Road, Fordoun 45 homes	0	0	0	-	0/+	0	0	+/0	-	0	The site has an overall mixed impact due to the loss of prime agricultural land, infrastructure required, and proximity to a pipeline. Climatic factors and flood risk can be mitigated. Positive impacts would include a choice of housing and biodiversity enhancement.
GOURDON											
Preferred Sites											
OP1 (KN135) Land at Braehead 49 homes	0	0	0	--	0/-	-	+	+/0	0	0	The site has an overall mixed impact due to the impact on the Special Landscape Area and habitats, and loss of prime agricultural land. Proposal would need to connect to public water and waste water system. A buffer strip is required to avoid affecting a protected coastal site. To mitigate its landscape and visual impact, development should be set back at least the width of the cemetery.
OP2 East of Linton Business Park	0	0	0	--	0	0	+	0	0	0	Site has some positives in fixed assets, open space, but some negatives in soil quality.

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5.2ha Employment land											
P1 To protect the landscape buffer to mitigate impacts from the A92 on the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the landscape buffer as a significant contribution to the character of the place and to prevent coalescence between Gourdon and Inverbervie.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the amenity area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for future cemetery expansion and car park.	0	0	0	-	0	0/-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	0	+	-	0	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a

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											potential for flooding. A FRA may be required, as there is a record of flooding close to the site.
Alternative Sites											
None.											
INVERBERVIE											
Preferred Sites											
OP1 Land to the South of West Park 200 homes	0	0	0	--	0	+/-	+	+	+	0	The site has some positives in open space, housing supply and fixed assets, but some negatives in soil quality as it is located on prime land, and landscape as half the site rises up Knox Hill. Layout must not impact on the adjacent C listed farmhouse and steading. A Drainage Impact Assessment and Masterplan will be required to demonstrate how any negative effects will be mitigated.
P1 To protect the playing fields as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreation ground as an amenity for the settlement and to protect Bervie Bay as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P4 To protect the William Eddie Park as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the landscape buffer as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the area of open space, landscape buffer and woodland shelter belt as a significant contribution to the character of the place and to prevent coalescence between Inverbervie and Gourdon.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 – P13 To protect these amenity areas as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN130 Land at Bridgefield, North of Inverbervie Housing (undisclosed)	0	?	?/0	-	0/?	-	0/?	+/0	0	0	The site has an overall negative impact due to proximity from the settlement, uncertainty with regard to infrastructure required, impact on climatic factors, landscape (a prominent site in the

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											coastal zone and South East Special Landscape Area) and material assets, and loss of prime agricultural land. It may be possible to mitigate against potential water impact and climatic factors through site design. A Flood Risk Assessment may also be required.
JOHNSHAVEN											
Preferred Sites											
OP1 Golden Acre 67 homes	0	0	0	--	0	0	+	+	0	0	The site has mostly neutral impacts, but is would result in the loss of prime agricultural land, although this is the most appropriate site for development and would support local facilities.
P1 To protect the recreation ground at Wairds Park as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreation ground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the path along the route of the former railway line as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P5 To protect the path as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6-P8 To protect the coastline as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for educational uses associated with Lathallan school.	0	0	0	0	-/?	-/0	+	+	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Could affect the landscape. New development should avoid wooded areas to reduce effects.
R2 Reserved for a future expansion of the cemetery.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Johnshaven Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
KIRKTON OF DURRIS											
Preferred Sites											
P1 To protect the area as a significant contribution to the character of the place and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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forming part of the green-blue network.											
P2 To protect the cemetery as an amenity for the settlement, for contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN075 Land North of B9077, Kirkton of Durris 12 homes	0	--/?	0	0	+/0	-	--	+/0	0	0	The site has an overall negative impact due to impact on landscape (overdevelopment), infrastructure required, impact on water quality as private WWTW could impact on River Dee SAC. House types need to be improved, but proposal provides biodiversity enhancement opportunities.
Bid Site KN137 Land East of Kirkton House, South East of Kirkton of Durris 20 homes	0	--/?	0	0	-	-	-/+	+/0	-	-/0	The site has an overall mixed impact due to proximity from the settlement and a pipeline; impact on River Dee Special Area of Conservation (water quality), landscape, setting of scheduled cairnfield, infrastructure requirements (road widening) and possibly education capacity (cumulative issues); and loss of neutral grassland and trees that may have biodiversity value.
KIRKTON OF MARYCULTER											
Preferred Sites											
OP1 Land off Polston Road 6 homes	0	0	0	0	0	0	0	0	0/+	0	Site OP1 could improve pedestrian access along the minor road. Planning permission has been granted on this site.

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Infill (KN040) Land at Polston Road, Maryculter Housing (2-5 homes)	0	0	0	0	0	0	0	+/-0	0	0	To allow flexibility with the layout and number of homes on this site, it is proposed as infill development. Site has an overall minor positive impact due to its scale and location with mitigation measures required on infrastructural requirements (education and Waste Water Treatment capacity). Loss of green belt is acceptable as the site is small and contained on three sides by development. The density of the site could be increased to allow for local low-cost homes, providing a positive impact on the population.
P1 To protect the cemetery and church as amenities for the settlement, for contribution to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN005 Site 1, Field 18, Maryculter 36 homes	0	0	0	0	0	-	-/?	+/-0	0	--	The site has an overall minor positive impact due to infrastructure required and the potential to negatively impact on the green belt and existing built and natural environment. While impacts on the environment can be mitigated, the setting on the listed kirk buildings are unlikely due to the scale of the development.

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Bid Site KN006 Site 2, Field 18, Maryculter 36 homes	0	0	0	0	0	-	-/?	+/0	0	--	The site has an overall negative impact due to infrastructure required and the potential to negatively impact on the green belt and existing built and natural environment. While impacts on the environment can be mitigated, the setting on the listed kirk buildings are unlikely due to the scale of the development.
Bid Site KN007 Site 3, Field 3, Maryculter 6 homes	0	0/-	0	0	0	-	-/0	+/0	0	0	The site has an overall negative impact due to infrastructure required and the potential to negatively impact on the green belt and natural environment. Impacts on water quality (i.e. River Dee SAC) depends if private sewage treatment is used.
Bid Site KN008 Site 4, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact due to erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
Bid Site KN009 Site 5, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
Bid Site KN010 Site 6, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in

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											the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
Bid Site KN011 Site 7, Field 12, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
Bid Site KN012 Site 8, Field 11, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.
Bid Site KN013 Site 9, Field 11, Maryculter 1 house	0	0/-	0	0	0	-	0/?	-	0	0	The site has an overall negative impact erosion of the green belt and cumulative negative impact on population due lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues and sewage connection, but unlikely to be significant due to its small scale.

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LAURENCEKIRK											
Preferred Sites											
OP1 North Laurencekirk 310 homes	0	0	0/-	--	+/-	0	+	+	0/+	0	Has a mixed impact with positives on fixed assets, housing supply, active travel and negatives of soil (prime agricultural land and some is contaminated), water and landscape. Minor flood risk from an adjacent water course, which should be mitigated through a FRA and a buffer strip. New primary school will be required.
OP2 Off Blackmuir Avenue 210 homes	0	0	0	--	+	0	0	+	0/+	0	Under construction. Has a mixed effect with positives of fixed assets, housing supply and negatives of soil (prime agricultural land and some is contaminated). Adjacent to Gaugers Burn, and effects should be mitigated through a buffer strip and a FRA.
OP3 Land North of Fordoun Road 247 homes	0	0	0	--	+/-	0	0	+	0/+	0	Has a mixed impact with positives on fixed assets, housing supply, active travel and negatives of soil (prime agricultural land and some is contaminated), water and landscape. Minor flood risk from an adjacent water course, which should be mitigated through a FRA and a buffer strip.
OP4 (KN024) Land north of Gardenston Street 20 homes	0	0	0	-	0	0	0	+0	0	0	The site has an overall mixed impact, as it will result in the loss of prime agricultural land, additional infrastructure is required to support the development and only detached homes are proposed. However, the latter issues can be mitigated through LDP policy. A FRA will also be required.

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OP5 (KN022) Land south of Gardenston Street 11 homes	0	0	0	-	+	0	0	+/-0	0	0	The site has an overall mixed impact, as while it will potentially enhance Gaugers Burn and it is close to services, it would result in the loss of prime agricultural land. Mitigation measures are required (education capacity, buffer strip, Habitats Survey, FRA and to improve housing mix).
OP6 (KN073) Land south of High Street Mix of uses including 100 homes, 0.8ha employment land and a petrol station	0	0	0	--	+	-/0	+	+	0	0	The site has an overall mixed impact, as this mixed-use development will have positive impacts on material assets, biodiversity and the population, but it will result on the loss of prime agricultural land, and new infrastructure is required to support the development. A buffer strip along Gaugers Burn will lessen the impact on water and improve the habitat, and a FRA will be required. Landscape impacts are likely to be medium term.
OP7 (part KN114) Land west of Fordoun Road, 15 homes	0	0	0	-	0/+	0	0	+/-	0	0/-	The site has an overall mixed impact, as it is close to services, but it would result in the loss of prime agricultural land. Mitigation measures are required (education capacity, FRA to assess risk from a small watercourse, to investigate cropmark site, buffer strip and to improve housing mix).
OP8 and SR1 (formerly part of OP1) Land East of Laurencekirk 11ha Employment land and SR1 11.8ha Strategic Reserve land	0	0/?	0	--	0	+/-	+	0	+	0	Has a mixed impact with positives on fixed assets, active travel and negatives of soil (prime agricultural land), water and landscape. Early engagement with Scottish Water required. A FRA will be required.
P1 To protect the landscape buffer as an amenity for the settlement and to protect the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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area as a significant contribution to the character of the place.											
P2 To protect the recreation ground as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playground and recreation ground as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect Denlethen Woods as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the area around Gaugers Burn as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the area as a significant contribution to the character of place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect this future woodland site as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect recreational open space as an amenity	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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for the settlement and to protect the area as a significant contribution to the character of the place.											
P10 To protect the recreation ground as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11-P14 To protect these areas as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To protect the church and cemetery as an amenity for the settlement, for contribution to the character of the place, and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P16 To protect the cemetery as an amenity for the settlement, for contribution to the character of the place, and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for cemetery expansion and to protect the existing cemetery.	0	0	0	-	0	0/-	+	+	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. Effects on water quality and landscape can be mitigated.

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R2 Reserved for community facilities on the former academy site.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R3 Reserved for primary school education and as a neighbourhood centre.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN017 Land at Westlodge, Laurencekirk 12 homes	0	0	0	0	0	0	0	+/0	0/+	0	The site has an overall neutral impact. Mitigation is required for material assets (education capacity) to support the development. Off-site open space contributions (e.g. existing park or improve access to core paths at Denlethen Woods) could improve human health.
Bid Site KN018 Site OP3, Land at Beattie Lodge, Laurencekirk 20 homes	0	0	0	0/-	0/?	0	0	+/0	0	0	The site has an overall mixed impact, as it could result in the minor loss of some prime agricultural land and loss of trees unless replaced. However, it is very close to existing services and facilities and some infrastructure is required to support the development, but this can be mitigated.
Bid Site KN019 Land at Beattie Lodge, Laurencekirk 150 homes	0/-	0	0	-	0	0	++	+	-/+	0/-	The site has an overall mixed impact, as it could affect air quality due to its scale, impact on water quality, human health, the B listed Johnston Lodge and material assets as new infrastructure is required to support the development. However, mitigation measures can reduce these impacts. There will be a significant loss of prime agricultural land. Nonetheless, the site is very close to existing services and facilities and proposes a mix of house types and open space opportunities.

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Bid Site KN020 Land South-West of Cemetery at Beattie Lodge, Laurencekirk 20 homes	0	0	0	-	?	-/0	-	+/0	-/?	0/-	The site has an overall negative impact as it would result in the loss of prime agricultural land, land reserved for the cemetery expansion and Cairn Wood, although compensatory planting (A90 buffer). Mitigation measures would reduce impacts on material assets (as new infrastructure is required to support the development), landscape (setting of the town), the B listed Johnston Lodge and population (mix of house types). Red squirrels could be affected by loss of trees.
Bid Site KN021 Land North-East of Cemetery at Beattie Lodge, Laurencekirk 600m2 employment land (e.g. drive through restaurant or petrol station)	0	0	0	-	0	0/-	0	0	-/0	0	The site has an overall negative impact. While it will provide employment opportunities in the town, it will impact negatively on soil quality (loss of prime agricultural land), landscape (impact on setting and sense of place), although this can be mitigated, and potential impact on human health due to loss of green network.
Bid Site KN023 Land Adjacent to Railway Line, Gardenston Street, Laurencekirk 5 homes	0	0	0	0	0/+	0	0	+/0	0	0	The site has an overall slightly positive impact. Although flooding affects a small part of the site, some infrastructure is required to support the development and only detached homes are proposed, these issues can be mitigated, and a buffer strip would enhance Gaugers Burn.
Bid Site KN025 Land Adjacent to Pedestrian Track, Gardenston Street, Laurencekirk 4 homes	0	0	0	-	+	-	0	+/0	0	0	The site has an overall mixed impact, as it will have a negative landscape impact and result in the loss of prime agricultural land. Other effects, such as that on Gaugers Burn, infrastructure requirements and only proposing detached homes can be mitigated to have neutral or positive effects.

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Bid Site KN026 Land West of A90 Laurencekirk 250 homes and 10,000m2 employment land	0	0	0/-	--	0/-	-	+	+	+	?/-	The site has an overall slight negative impact as it would result in the loss of prime agricultural land and have a negative impact on the landscape and townscape setting of Laurencekirk. Effects on water quality, flood risk, the need for new infrastructure and the loss of trees can be mitigated. It is unclear what will happen to the C listed Johnston Lodge's West Lodge Gates for form the main access into the site.
Bid Site KN083 Land East of Denlethen Wood, Laurencekirk 400 homes	0	0	-/0	--	+	-	0/?	+	0	0	The site has an overall negative impact due to loss of prime agricultural land, climatic factors (air quality), landscape and material assets as new infrastructure is required to support the development. Uncertain if it will provide the southern leg of the distributor road.
Bid Site KN114 Land West of Fordoun Road, North of Finella View, Laurencekirk 42 homes (self-build)	0/?	0	0/?	--/-	0/+	0	0	+/-	?/-	0/-	The site has an overall mixed impact, as it could affect air quality due to its scale (site can accommodate more), result in the loss of prime agricultural land, limited house types (can be mitigated), and is near a pipeline. An Archaeological Assessment, new infrastructure and buffer strips will be required to mitigate effects.
LUTHERMUIR											
Preferred Sites											
OP1 (KN098) The Chapel 31 homes	0	0	0/-	-	+	0	0	+0	0	0	The site has an overall mixed impact due to its fit with the existing settlement and no adverse landscape impact. The negative aspect of water treatment constraints and car dependency for reaching main services offset by positive benefits of

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											biodiversity and mix of housing types. FRA and buffer strips will be required.
OP2 Land South of Newbigging Cottages 25 homes	0	0	0/-	-	+	0	0	+/0	0	0	The site received planning permission in 2017. It has an overall mixed impact due to its fit with the existing settlement and no adverse landscape impact. The negative aspect of water treatment constraints and car dependency for reaching main services offset by positive benefits of biodiversity and mix of housing types. FRA will be required.
OP3 (KN125) Land north of Church Road 13 homes	0	0/?	+/?	-	0/+	0	+/?	+/0	0	0	The site has an overall mixed impact due to the impact of infrastructural limitations and loss of prime agricultural land offset by biodiversity enhancement, housing mix, improved surface water drainage and potential new safe school route. A FRA may be required.
P1 To protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN063 Land at Mains of Luther Farm, Luthermuir	-	0/?	-	-	0/+	0	+	0	0	0	The site has an overall mixed impact, as it would have a negative effect on air, water and soil quality, and climatic factors, mainly due to its distance from settlements, and possible

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Roadside Services, with a shop, offices, hotel and petrol station											infrastructure constraints (water and waste). However, it will provide biodiversity enhancements and the provision of retail and small business opportunities would help sustain the local community.
Bid Site KN099 Site OP2 The Chapel, North of School Road, Luthermuir 51 homes/Village Shop and Commercial Unit	0	0	0/-	-	+	0	0/?	+	0	0	The site has an overall mixed impact with the negative effects of loss of prime agricultural land and infrastructural constraints offset by proximity to communal facilities, biodiversity enhancements and the provision of a retail and small business opportunity that would help sustain the local community. However, it would elongate the settlement and more appropriate sites are available.
Bid Site KN107 Land at Caldham Plantation, West of School Road, Luthermuir 56 homes and a shop	0	0/?	--	--	--	-	-	+	+	0	The site has an overall significant negative impact due to infrastructure required, loss of a natural asset and landscape resource (ancient woodland), loss of prime agricultural land, and landscape impact. The improved core path network a mix of homes do not override the negative impacts.
Bid Site KN126 Land East of Muirfoot, Luthermuir 12 homes	0	0/?	+/?	-	0/+	0	+/?	+/0	0	0	The site has an overall mixed impact due to impact of infrastructural limitations and loss of prime agricultural land offset by biodiversity enhancement, housing mix, improved surface water drainage and potential new safe school route. The Council's Flood Prevention Unit have concerns with the site and a Flood Risk Assessment would be required.

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MARYKIRK											
Preferred Sites											
OP1 Land to the West of Marykirk 30 homes and 0.5ha employment	0	0	0	-	0	0/+	+	+/0	0	?	Overall a positive impact as it is next to the village, on open space and townscape and provides employment opportunities. Negatives of soil quality, and possibly on cultural heritage, but an Archaeology Survey would record details of any findings (e.g. ring ditches). SUDS will be required to address any surface water flooding.
P1 To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the parish church, graveyard and woodland buffer as amenities for the settlement, for contribution to the character of the place, and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the riverside habitat as forming part of the green-blue network and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P4 To protect an area of land as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN088 Land West of Napier Place, North of Site OP1, Marykirk, Laurencekirk 30 homes	0	0	0	-	0/+	0/?	-/+	+/0	0	-/?	The site has an overall mixed impact due to loss of prime agricultural land, school capacity (can be mitigated long term), and possible negative effect on cultural heritage (ring ditches). To mitigate effects a FRA, Archaeological Survey, buffer strip and settlement boundary treatment will be required.
Bid Site KN089 Land at Maryhill Farm, South East of Marykirk, Laurencekirk 30-40 homes with scope for mixed use	0	-/?	0/-	-	+/-	-/0	+/-	+/0	0/-	-	The site has an overall mixed impact. It scores negatively due to flood risk, impact on water quality and habitats, loss of prime agricultural land, infrastructure pressure and negative effect on cultural heritage. Location of SuDS is not shown. It would also result in the loss of trees, but create an area of habitat where the land floods. To mitigate effects a FRA, Archaeological Survey, and settlement boundary treatment will be required.
MARYWELL											
Preferred Sites											
OP1 (KN029) Land East of Old Stonehaven Road 52 homes	-/0	0	-/0	0	0/+	0/-	+	+	0	0	The site has an overall mixed impact, as it would affect air quality due to its proximity from services and Aberdeen, infrastructure requirements, biodiversity and landscape impact. However, these can be mitigated, and it will have a positive

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											impact on population (proposes mostly smaller house types). A FRA and SUDS may be required.
P1 To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3-P4 To protect the area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS1 (KN111) Land at Mains of Cairnrobin, Marywell Safeguarded for business and class 11 leisure uses.	-/0	0	-/0	0	0	0	0/+	0	0	0	The site has an overall mixed effect due to its scale and location, scoring neutral in most topics. It would enable the delivery of a distributor road on this site and the existing BUS designation. A FRA and buffer strips may be required.
BUS2 Safeguarded for business uses.	0	0	-/0	0	-	-/0	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. Buffer strips and a FRA may be required to mitigate effects (habitats). Peat and habitat surveys will be required.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
KN031 Blackhills of Cairnrobin Mineral extraction	0	0	-	0	0	0	0	0	0	0/-	The site has an overall minor negative impact due to its scale, location and development type. Unknown if anything of the archaeological site survives as the small building is not shown on present maps.

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Alternative Sites											
Bid Site KN028 Land East of A90, Phase 2, Checkbar 40 homes	0	0	0	0	0	-	+	+/0	0	0	The site has an overall mixed impact as it would have a significant negative impact on the green belt, but the need for new infrastructure can be mitigated and increasing housing near employment land would have a positive impact.
Bid Site KN079 Land at Oakridge, North and West of Hillcrest, Findon 1 house and a small holding for grazing	0	0/?	0	0	0	-	0	-	0	0	The site has an overall minor negative effect due to impact on landscape (green belt)). Flood risk at the entrance of the site can be mitigated. Impact on water quality is unknown, as connection to public sewer or septic tank is not specified. Impact on boundary stone is neutral if avoided.
MILL OF URAS											
Preferred Sites											
None.											
Alternative Sites											
Bid Site KN131 Site West of The Whinns, Mill of Uras Housing land	-/0	0/?	-/0	-	0	-/0	-/0	+	0	0	The site has an overall negative impact due to proximity from the settlement, impact on air quality, climatic factors, infrastructure required and loss of prime agricultural land and impact on landscape character. Negative impact on water environment can be mitigated against by buffer strip and Flood Risk Assessment.

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MUCHALLS											
Preferred Sites											
P1 To protect the playing field as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 - P3 To protect the area of open space as an amenity to the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 – P7 To protect the area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Muchalls Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites-											
Bid Site KN059 Land at Dunnyfell Road, Muchalls 50 homes	0	0	-/0	-	0	-	0	+	0	--	The site has an overall negative impact due to impacts on air quality, climatic factors, soil, biodiversity, landscape and cultural heritage (within Muchalls Conservation area), which would not outweigh the positive impact on population (affordable homes).
NEWTONHILL											
Preferred Sites											
OP1 (KN100) Park Place 121 homes	0	0	0	0	0	0	+	+	0	0	The site has an overall positive impact as impacts on school capacity, open space, biodiversity,

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											landscape and climatic factors can be mitigated. Site is next to a settlement, will have pedestrian access and provide a transport corridor. It will result in the loss of scrubland, although it is not protected, but the mix of house types would have a positive impact on population.
OP2 (KN056) Land to the West of the A92, Newtonhill 12.1ha employment land	0	0	-/0	0	0/+	+/-	+	0	+	0	The site has an overall mixed impact due to its scale and location. While the development may have a negative impact on climatic factors (air quality), and the landscape – the impacts on air, water, soil, material assets and cultural heritage would be largely neutral. The location of the site relates well to both Newtonhill and Chapelton – with opportunities to promote active transport, which would have a positive impact on human health. Landscape impact can be mitigated, and biodiversity improved.
OP3 (formerly BUS) West Monduff 6.5ha employment land	0	0	0/-	0	0	0/-	+	0	+	0	Proposal has a mixed impact, but the proposal is not considered to have any significant environment effects on the receptors. There is a potential for flooding and landscape impacts. A FRA and strategic landscaping may be required.
P1 To protect the playground and playing fields as amenities for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of open space and allotments as amenities for the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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settlement and forming part of the green-blue network.											
P3 To protect the recreation ground as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 - P5 To protect the area as a significant contribution to the character of the place and provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 – P12 To protect the area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site KN101 Site Directly South of OP1, North of Mains on Monduff, Newtonhill 120 homes	0	0	0	0	0	-	?	+	0	0	The site has an overall negative impact as it would affect the integrity of the green belt. Impact on education is unknown as pressure on Newtonhill Primary School will only be relieved when a new primary school is built in Chapelton. Impact on open space, biodiversity and climatic factors can be mitigated. The mix of house types will have positive effects on the population.
Bid Site KN132 Land at Cammachmore, Newtonhill 10 homes	0	0	0	0/+	0	-	0	+/0	0	0	The site has an overall mixed effect due to its small scale. Negative impact is primarily on landscape, with potential positive impact on soil, population and human health. Surface water flood risk would be mitigated against through a buffer strip and FRA.
Bid Site KN133 Land at Michael Tunstall Place & Cairnhill Drive, Newtonhill 150 homes	0	0	0	0	0	--	?	+	0	-	The site has an overall negative impact due to education capacity issues, landscape impact due to potential coalescence and impacts on Muchalls, and impacts on the cultural heritage through extending Newtonhill to the edge of the Muchalls Conservation Area.
PARK											
Preferred Sites											
OP1 Land to the West of Park Village Hall 13 homes	0	-/0	0	0	0	0	+	+/0	0/-	0	Overall a mixed effect. Within the Dee Valley Special Landscape Area and outer pipeline consultation zone, but it would help sustain local facilities in Park and Drumoak. Sewage discharge is unknown, but could connect to Drumoak WWTW or

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											consult SEPA on private treatment. Existing tree line should be retained and enhanced to mitigate landscape effects. A Habitats Regulations Appraisal will be required to assess impacts on River Dee SAC.
Alternative Sites											
Bid Site KN090 Land at Upper Park, Drumoak 4 homes	0	-/?	0	-	0	-	0	+/0	0	0	The site has an overall negative impact due to impact on soil, landscape and limited house choice. Treatment of waste water is unknown.
Bid Site KN091 Land West Park, Drumoak 8 homes	0	-/?	0	0	0	-	0	+/0	-/?	0	The site has an overall negative impact due to impact on landscape and human health (overhead pylons crosses the site). The limited house choice can be mitigated through LDP policy, but the treatment of waste water is unknown.
PORTLETHEN											
Preferred Sites											
OP1 (KN042) Schoolhill 176 homes (allowance for 100 homes to 2032)	-/?	0	-/0	0	0	0	--/?	+	0	0	The site has an overall mixed impact due to impact on air quality and material assets as the primary school and Findon A90 junction have capacity issues. Solutions are to be agreed. This site is however, near the main bus network and Portlethen has a train station.
OP2 Land to Northwest of Badentoy Employment land (6.5Ha)	0	0	0	0/-	0/-	0	+	0	0	0	The site has positives in proposing employment land and being near to the transport corridor. Includes some marshland habitat. A FRA will be required.
OP3 (KN106) Fairview Central Employment land (5.5ha)	-/0	0	+/-	0	0/+	0	+/-	0	0	0	The site has an overall mixed impact due to proximity from the settlement, impact on air quality and loss of land for waste management facilities. The site has some positives in being within the

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											transport corridor, reducing flood risk (mitigation), and creating fixed assets. A FRA and habitats assessment will be required.
OP4 Fairview Area of search for waste facilities and associated employment uses (10ha)	0	0	+	-/?	+	0	+	0	0	0	The site has some positives in being within the transport corridor, reducing flood risk (mitigation), improving soil quality, and creating fixed assets. A FRA. Phase 1 Habitat Survey and a Peat Survey will be required.
OP5 (KN092) Land South of Portlethen Club House Health fitness club	0	0/?	0	0	+/-	0	+	0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, providing a good asset for the community, in the interests of active leisure pursuits. Mitigate tree loss will lessen impacts, and flood risk is minimal, but location of SuDS is to be confirmed. A FRA will be required and a habitats assessment may be required.
OP6 (KN094) Land east of Badentoy, Portlethen Garden centre and restaurant (2500m ²)	0	0	0	0	+/-	0	+	0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, additional retail on the edge of the town centre. Mitigate tree loss will lessen impacts. New buffers strips will enhance biodiversity. A Landscape and Visual Impact Assessment, and habitats assessment may be required.
New OP7 (KN027) Land North of Thistle Drive 300 homes	0	0	0/-	0	+	0/-	0/-	+	0/+	0	The site has an overall mixed impact. Issues on water quality, flooding, landscape can be mitigated, but there are still potential negative effects due to the scale of the site. However, the site provides positive effects on biodiversity and

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											human health (buffer strips and open space), and on population. It will increase pressure on education and the road network. A FRA, landscape appraisal, habitat and ecological survey, and noise impact assessment will be required.
CC1 The Green Retail uses	0	0	0	0	0	0	+	+	+	0	This use is not considered to have any significant environment effects on the receptors.
P1 To protect Nicol Park as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the woodland as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect Portlethen Moss as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the golf course as an amenity for the town and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the setting of the stone circle as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the church and cemetery as an amenity for	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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the settlement and for contribution to the character of the place.											
P8 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 – P11 To protect the area of open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P12 – P13 To protect the area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Safeguarded for a Park and Ride facility.	0	0	0	0	0	0/-	+	0	+	0	May involve land take for future development. Landscape impact will have to be mitigated. A FRA will be required due to presence of a watercourse. See bid KN039 below.
R2 Reserved for a lorry park.	0	0	0	0	0	0/-	+	0	+	0	May involve land take for future development. Landscape impact will have to be mitigated.
R3 Reserved for Hillside Primary School extension, if required.	0	0	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	0	0	0	0	0	+/-	0	+	0	There is a potential for flooding and impact on water quality. A FRA may be required, and buffer strips should be required adjacent to waterbodies. Site is served by a bus route, and improved active travel links to Hillside will make this area more accessible without a car.

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BUS2 Safeguarded for business uses	0	0	0/-	0	0/+	0	+/-	0	+0	0	There is a potential for flooding and impact on water quality. A FRA may be required, and buffer strips should be required adjacent to waterbodies. Site is served by a bus route, and improved active travel links to Hillside will make this area more accessible without a car.
TC Portlethen town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
GB Green belt	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Infill (KN041) Land at Former Poultry Sheds, Portlethen 55 homes	0	0	-0	+	0/+	0	--/?	+	0	0/-	The site has planning permission and will have an overall mixed impact due to impact on air quality, material assets as the primary school is over capacity and a solution remains to be agreed, but it will remediate contaminated soil. Surface water flooding can be mitigated.
Alternative Sites											
LDP 2020 OP6 (KN093) Land east of Badentoy, Portlethen (Option 1) Food retail (1100m2) and restaurant (450m2)	0	0	0	0	+/-	0	+	0	0	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, additional retail on the edge of the town centre. Mitigate tree loss will lessen impacts. New buffers strips will enhance biodiversity.
Bid Site KN039 Site R2, Land at North West Portlethen Employment Land with scope for mixed uses	0	0/?	-0	0	0	--	-/?	0	0	0	The site has an overall negative impact due to proximity from the settlement, infrastructure required, impact on landscape (with the green belt), and climatic factors. Issues on flooding and CO ₂ emissions can mitigated. SEA is made very difficult by the lack of specification.

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Bid Site KN057 Land to the West of Cookston Road, Portlethen 400 homes, education, retail and associated infrastructure	0	0	-/?	-/0	+/-	--	+/-	+	0/+	0	The site has an overall mixed impact due to proximity from the settlement, infrastructure required, impact on drainage (flood risk), green belt, conservation of CO ₂ (peatland) and habitats. However, it could create green-blue networks and provide material assets (e.g. primary school).
Bid Site KN058 Land North of Schoolhill, Portlethen 1550 homes, education, retail and associated infrastructure	-/0	+	-/?	-/?	+/-	--/-	+/-	+	+	0	The site has an overall mixed impact due to proximity from the settlement, infrastructure required, impact on drainage (flood risk), green belt, conservation of CO ₂ (peatland) and habitats. However, it could create green networks and provide material assets, but the Findon junction is at capacity. A FRA may be required.
Bid Site KN082 Land South of Bramble Way, Clashfarquhar, Portlethen 160 homes	0	0	-/0	0	-	-	-	+	+/-	0	The site has an overall mixed impact due to impact on air quality, infrastructure required (road access), flood risk and loss of tree belt.
Bid Site KN109 Land at Causeyport Farm, North of Portlethen 1800 homes, business uses, education and retail	-/0	0	-/0	-/?	+/-	--/-	-	+	+	0	The site has an overall mixed impact due to proximity from the settlement, infrastructure required, impact on drainage (flood risk), green belt, conservation of CO ₂ (peatland) and habitats. However, it could create green networks and provide material assets, but the Findon junction is at capacity.

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PORTLETHEN VILLAGE											
Preferred Sites											
P1 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
ROADSIDE OF KINEFF											
Preferred Sites											
OP1 (KN033) Land to the West of Roadside of Kinneff 46 homes	0	0	0	0	0/+	0/-	+	+ / 0	0	0	The site has an overall mixed impact due to its scale and location. While the scheme may provide benefits to biodiversity and have a neutral impact on soil, material assets and population, this would be offset by negative impacts on water, climatic factors and landscape (unless these are mitigated), and air. WWTW is not available for this area, but a private sewer is proposed, otherwise it will have to connect to a public sewer.
P1 To protect the playing fields as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P2 To protect the area as a significant contribution to the character of the place and provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											
ST CYRUS											
Preferred Sites											
OP1 Roadside 125 homes along with retail and employment uses (1.15Ha)	0	0	-	0	0	0	+	+	0	0	Housing element is under construction. Site has positives in air quality and open space but negative impact on soil (prime agricultural land).
P1 To protect the area for recreation ground and play area as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the parish church and graveyard as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the amenity area and landscape buffer as amenities for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the area as a significant contribution to the	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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character of the place and provide a landscape buffer.											
P5 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the play area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN002 Site North of Invergarry Park, St Cyrus 19 homes	0	+	0	-	0	0	0/-	+/0	0	0	The site has a mixed impact due to proximity from services, water infrastructure required, loss of prime agricultural land, and limited mix of house types. Mitigation measures reduces potential impacts on water, biodiversity and landscape. Strategic landscaping would reduce any visual implications when approaching the settlement along the A92 and a buffer strip along the Woodston Burn and a FRA may be required.
Bid Site KN003 Site Adjacent to Lochside Road, St Cyrus (Option 2) 30 homes	0	+	0	-	0	0/-	0	+/0	0	0	The site has an overall mixed impact due to water infrastructure required, and impact on soil (prime agricultural land) and landscape, but effects on water quality can be mitigated and strategic landscaping could create a gateway feature and traffic calming.
Bid Site KN004 Site Adjacent to St Cyrus Park (Option 1) 49 homes	0	+	0	-	0/+	-/0	-/0	+/0	+	-	The site has an overall mixed impact due to water infrastructure required, loss of prime agricultural land and the impact on the local road network, listed buildings (church) and landscape, but there are opportunities for biodiversity enhancement and

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											open space. Mitigation measures would safeguard water quality and reduce surface water flood risk.
Bid Site KN014 Land at Burnhead, St Cyrus 30-50 homes	0	+	0	-	+	0	+/-	+	+	0	The site has an overall mixed impact. It scores negatively due to impact on soil and biodiversity (red squirrels), infrastructure required, and school capacity, but scores positively as it will create a new area of public open space.
Bid Site KN043 Land South of Burnhead Croft, Lochside, St Cyrus 9 homes	0	0	0	-	0	-/0	0/-	+/0	0	0	The site has an overall negative impact due to impact on soil and landscape, and limited housing choice, although LDP policy requires a mix of house types.
Bid Site KN065 Land North of Beach Road, St Cyrus 60 homes	0	0	0	-	0	0	+/-	+	0	0	The site has a mixed impact due to impact on school capacity, water infrastructure required, and loss of prime agricultural land, but it will provide housing choice. Impact on air quality is neutral as St Cyrus is on a main bus route.
Bid Site KN134 Land at Highfield, Adjacent to Ecclesgreig Road, St Cyrus 24 homes	0	0	0	-	0	-/0	0/-	+/0	0	0	The site has an overall negative impact due to impact on soil, landscape and infrastructure requirements (school capacity and road network).
STONEHAVEN											
Preferred Sites											
OP1 (KN080) Carron Den 155 homes	0/-	0	0/-	0	0	0	+	+	+	0	The site has an overall mixed impact. It scores positively due to its close proximity to existing services, opportunity to link with Dunnottar Woods and improve links to the green-blue network. It will lessen air quality and is partially at risk from flooding, but these can be mitigated. A FRA and buffer strips

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											will be required. It is likely to have minimal impact on the landscape and historic environment.
OP2 (KN102) Ury House, East Lodge 212 homes (enabling development)	-/?	0	-/?	--	0	0	+	+	+/-	+/-	The site has an overall mixed impact with negative impacts due to proximity from settlement and services, soil and possibly on air. However, the impact on population, material assets, water, setting of Ury House and landscape can be mitigated, and it aids the restoration and reuse of Ury House. Construction has begun. A FRA may be required and buffer strips will be required.
OP3 (KN087) Ury House, Blue Lodge Housing (undisclosed enabling development)	-	0	-/0	-/0	-/?	0/-	+	+	-	0/-	The site has an overall negative impact due to impact on air quality, riparian habitats, some loss of prime agricultural land, cultural heritage and ancient woodland, and it is within a pipeline corridor. However, it proposes a better mix of house types than what is currently approved, effects on habitats, landscape, scheduled Cowie Line and Ury House can be mitigated, and it contributes to redeveloping the B listed Ury House. A FRA may be required.
OP4 Land Adjacent to Kirktown of Fetteresso 50 homes	0	0	0	0	0	0	+	+	0	0	Construction has begun on this site.
OP5 (KN103) Land at East Lodge 60 homes	-/?	0	-/?	-	0	+/-	0	+	+/?	+/-	The site has an overall mixed impact with negative impacts due to proximity from the settlement and services, landscape, soil and possibly on air and a pipeline zone. However, the impact on population, material assets, water, setting of Ury House and landscape can be mitigated.

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OP6 (KN104) Mackie Village Ury Estate 91 homes (enabling development as part of sites OP2 and OP3)	-/0	0	0	0/?	0	0	+	+	-/?	+/-	The site has an overall mixed impact with negative impacts due to proximity from the settlement and services, and possibly on air and development within a pipeline zone. The proposed link road that this site will be adjacent to will improve connections to services in Stonehaven. The impact on material assets, water, setting of Ury House and landscape can be mitigated, and it aids the restoration and reuse of Ury House. A FRA may also be required.
OP7 East Newtonleys 7ha employment land	+/-	-/?	-	0	0	0	-	0	0	0	Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material assets. There is also a possible water connection issue as the site is between two supply zones.
P1 To protect the parkland as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area for amenity uses for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect Dunnottar Woodland as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P5 To protect the area for amenity uses for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the St Ciaran's Church and cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 To protect Farrochie Park as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the area as a significant contribution to the character of the place and to provide a landscape buffer.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To protect recreational open space as an amenity for the settlement and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P11 To protect Mineralwell Park, Baird Park and other open space, including allotments, as amenities for the settlement and forming	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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part of the green-blue network.											
P12 To protect this area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P13 To protect the cemetery as an amenity for the settlement and for contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect this area as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for an extension to Fetteresso Cemetery.	0	-/0	0	-	0	-/0	+	0	+	0	Mixed impact. May involve land take for future development on prime agricultural land. Impacts on water and landscape can be mitigated. This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses	0	0	0	0	0	0	+	0	+	0	A developed site. This use is not considered to have any significant environment effects on the receptors.
BUS2 Safeguarded for business uses	0	0	0	--	-/?	-/0	+	0	+	0	May involve land take for future development. Result in loss of prime agricultural land. Includes a tree belt that contributes to the character of the area and should be retained. This use is not considered to have any significant environment effects on the receptors.
BUS3 Safeguarded for business uses	0	0	0/-	-	0/-	0	+	0	-/0	0	Mixed impact. The site is within a pipeline consultation zone, at surface water flood risk and could affect marsh species. Result in loss of prime

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											agricultural land. However, given the use proposed, this use is not considered to have any significant environment effects on the receptors. A FRA may be required and buffer strips will be required.
TC Stonehaven town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA1 Stonehaven Conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA2 Kirkton of Fetteresso conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN016 Land Adjacent to Baille Na Choile Coach House, Stonehaven 5 homes	0	0/-	0/-	0	0	0/-	0	+/0	--	-	The site has an overall negative impact due to proximity from the settlement and services, impact on setting of listed buildings, including Ury House and landscape, and human health, as it is in the inner pipeline consultation zone. Surface water flooding can be mitigated.
Bid Site KN032 Land at Braehead, Stonehaven 400 homes	-	0	?	--	+/-	--	+	+	+	--	The site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality, landscape and cultural heritage, and possible disturbance to seabirds. Infrastructure requirements (e.g. new primary school) can be mitigated.

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Bid Site KN050 Land at Mains of Cowie (Mixed Use), Stonehaven 250 homes, 4000m2 food retail and primary school	-	0	0/-	--	+	-/0	+/-	+	+	-/0	The site has an overall mixed impact due to impact on air and soil quality (prime agricultural land), and primary school capacity, but would enhance biodiversity and open space provision for the wider community, and proposes new facilities. Impact on the landscape and cultural heritage can be mitigated and depends on the design of the development.
Bid Site KN051 Land at Mains of Cowie (Residential), Stonehaven 350 homes and primary school	-	0	0/-	--	+	-/0	+/-	+	+	-/0	The site has an overall mixed impact due to impact on air and soil quality (prime agricultural land), and primary school capacity, but would enhance biodiversity and open space provision for the wider community, and proposes new facilities. Impact on the landscape and cultural heritage can be mitigated and depends on the design of the development.
Bid Site KN068 Land at Beattie's Hill, Stonehaven 20-25 homes	0	0	0	0/-	0	-	0/-	+/0	-	-/?	The site has an overall mixed impact. While the site is adjacent to Stonehaven it would have an adverse impact on the landscape, possible impact on the historic environment, and have a potential risk to human health as it is in the middle consultation zone for a pipeline.
Bid Site KN076 Land at East Newtonleys, East of A957, Stonehaven 100 homes	0/-	0	-/0	--	+	--	-/?	+	+/-	0	The site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land), landscape and material assets. It is uncertain when water will be provided onsite as it has not been provided to date for LDP 2017 employment sites OP5 and BUS2.

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Bid Site KN077 Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven 400 homes, primary school and retail (200sqm)	-/0	0/?	-/0	--	+/?	--	0/?	+	+/-	0	The site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land) and landscape. Infrastructure requirements (e.g. new primary school and water) can be mitigated. The scale of development may provide the critical mass to upgrade the water infrastructure.
Bid Site KN078 South of Braehead, East of A957, Stonehaven 100 homes	0/-	0/?	-/0	--	+	--	-/?	+	+/-	0	The site has an overall mixed impact. While there would be positive impacts, its scale and location would have negative impacts on air and soil quality (loss of prime agricultural land), landscape and material assets. It is uncertain when water will be provided onsite as it has not been provided to date for LDP 2017 employment sites OP5 and BUS2.
Bid Site KN081 Land South of Braehead, Adjacent to A975, Stonehaven 50 homes	0/-	0	0/-	0	0	-/0	0	+	0	-/0	The site has an overall negative impact due to impact on air quality, landscape, and potentially the setting of the former Dunnottar designed landscape (effects can be mitigated). Infrastructure requirements (primary school) can be mitigated.
Bid Site KN086 Site at North Lodge, Ury Estate, Stonehaven 150 homes	-/0	0	-/0	0	+	-	-/?	+	+/-	+/-	The site has an overall negative impact due to proximity from the settlement and services, impact on air quality, Ury House and landscape, possible limited housing choice and primary school capacity. However, it proposes a large area of open space, which could enhance local biodiversity and the former designed landscape of Ury House, which is recorded on the Sites and Monuments Record. School provision and housing

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											choice can be mitigated. The need for a new school is uncertain.
Bid Site KN108 Land East and West of Mains of Dunnottar, Stonehaven Visitor centre (approx. 140m ² retail, 50m ² reception, 25m ² exhibition space and 300m ² café), car park and 10 homes (enabling development)	0	0	0	--	0	-	+	+/0	+/?	--/?	The site has a mixed impact with negative impacts due to the proposed houses being built on prime agricultural land and adversely affecting the landscape. However, the impact on population (limited house types), flood risk and the setting of Dunnottar Castle can be mitigated. The impact of the Visitor Centre on the setting of Dunnottar Castle requires a landscape and visual impact assessment (setting assessment).
Bid Site KN112 Site North of The Views, Gallaton, Stonehaven 2 homes	0	0	0	-	0	--	0	-	0	0	The site has a negative impact due to the loss of prime agricultural land, impact on landscape and population (limited house types). However, the flood risk can be mitigated,
Bid Site KN113 Site South of The Views, Gallaton, Stonehaven 1 home	0	0	0	-	0	-	0	-	0	0	The site has a negative impact due to the impact on landscape, soil and population (house types). However, the flood risk can be mitigated.
Bid Site KN115 Land at New Mains of Ury (Retail), Stonehaven Class 1 Retail – 2,787m ² (30,000FT ²)	0	0	-	-	0	0	+	0	0	0	The site has an overall mixed impact with negative impacts due to proximity from the settlement and prime agricultural land, but it would provide employment. The impact on air quality can be mitigated and any cultural heritage lost can be recorded.
Bid Site KN116 Land at New Mains of Ury (Residential), Stonehaven 32 homes	0	0	-	-	0	0	0	+/0	0	0	The site has an overall mixed impact with negative impacts due to proximity from the settlement and prime agricultural land, but it would provide housing choice. The impact on air quality can be

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											mitigated and any cultural heritage lost can be recorded.
Bid Site KN117 Land at New Mains of Ury (Retail), Stonehaven Employment land (Class 4 business and office: 325m2, Class 5 general industrial: 743m2 and Class 6 storage and distribution: 2,601m2)	0	0	-	-	0	0	+	0	0	0	The site has an overall mixed impact with negative impacts due to proximity from the settlement and prime agricultural land, but it would provide employment. The impact on air quality can be mitigated and any cultural heritage lost can be recorded.
Bid Site KN118 Land East of East Lodge, New Mains of Ury, Stonehaven Hotel and restaurant	0	0	0	-	0	0/-	+/-	0	0	0	The site has an overall mixed impact due to impact on soil quality, but it would provide additional assets to the town and jobs. However, the proposal could prevent upgrading the A90(T) junction.
Bid Site KN119 Land East of Megray Burn, New Mains of Ury, Stonehaven Roadside Services comprising Petrol Filling Station and ancillary class 1 (retail) and class 3 (food and drink) uses	0	0	0/?	-	0	0/-	+	0	0	0	The site has an overall mixed impact due to impact on soil quality, but it would provide additional assets to the town and jobs. Impact of and air quality flood risk could be mitigated. A buffer strip is required along a drain.
Bid Site KN120 Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven 250 homes and local retail/ commercial/ service facilities	-	0	-/?	0	--	-/0	0/?	+	0	0	The site has an overall negative impact, due to its effects on biodiversity (loss of trees in an ancient woodland and habitats) and air quality. Impact on flood risk, landscape, material assets, population and cultural heritage can be mitigated.
Bid Site KN121 Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven	0/-	0	0/-	--	-/--	-	-/+	+	0	0	The site has an overall negative impact, due to its impact on prime agricultural land, biodiversity, education capacity and landscape. Impact on air, flood risk, landscape and cultural heritage can

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750 homes and local retail/commercial/ service facilities											be mitigated. Provides significant benefits in terms of material assets (affordable homes), and additional tree planting is proposed in the site, which could lessen its effects on biodiversity.
Bid Site KN122 Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven 1500 homes, primary school and local retail/commercial/ service facilities	-	0	-/0	--	-	-	-/++	+	+	0	The site has an overall negative impact, due to its impact on air, proximity to settlement, prime agricultural land, biodiversity, material assets and landscape. Impact on flood risk and cultural heritage can be mitigated. Provides significant benefits in terms of material assets (affordable homes), and additional tree planting is proposed in the site, which could lessen its effects on biodiversity.
WEST CAIRNBEG											
Preferred Sites											
R1 Reserved for a community space.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN052 Land at West Cairnbeg, Laurencekirk 12 homes	0	?	-	-	+	-/0	-/0	+/0	+	-	The site has an overall mixed impact due to proximity from the settlement, infrastructure (waste water and education), surface water flooding, loss of prime agricultural land, impact on landscape and cultural heritage. It would enhance biodiversity and provide public open space.
Bid Site KN097 Land North of West Cairnbeg Cottages, West Cairnbeg, Laurencekirk	0	-/?	0/-	-	0	-	-/0	+/0	+	0	The site has an overall mixed impact, scoring negatively due to proximity from the settlement, infrastructure (water, waste water and education), loss of prime agricultural land, and impact on

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30 Homes and Community use (100sq. metres)											landscape (within the Braes of the Mearns Special Landscape Area). Some positives as it could provide for a small community building.
WOODLANDS OF DURRIS											
Preferred Sites											
OP1 (KN074) Land Northwest of Clune Gardens 27 homes	0	0	-/0	0	0/+	0/?	0	+/0	0	0	The site has an overall mixed impact. The upgrade of the sewage treatment works will avoid adverse impacts on water quality, but the cumulative increase in housing will have a negative impact on climate factors (car emissions). Impacts on landscape and population are uncertain as the indicative design shows limited house types and active frontages on the edge of settlements are preferred. Proposals must accord with the design policies in the LDP. A Habitats Regulations Appraisal will be required to assess impacts on River Dee SAC.
P1 To protect recreational open space as an amenity for the settlement and to protect the area as a significant contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site KN136 Land at Upper Balfour, North of Woodlands of Durris 15-20 homes	0	0	0	0	0/+	-	-/+	+/0	-	0	The site has an overall mixed impact due to proximity from a pipeline, and impact on landscape, road network and possibly education capacity (cumulative issues).

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Bid Site KN138 Land North West of Woodlands of Durris 30 homes	0	0	0	0	0/+	-	-/+	+/0	0	-/0	The site has an overall mixed impact due to impact on landscape, setting of scheduled cairnfield, road network and possibly education capacity (cumulative issues). At 7hectares, the proposal would result in underdevelopment, and reducing the size of the site would lessen its effect on some SEA topics.
LANDWARD SITES – ARDOE											
Preferred Sites											
None											
Alternative Sites											
Bid Site KN030 Site North East of Ardoe House Hotel, Mid Ardoe 1 house	0	0/-	0	0	0	0	0	-	0	0	The site has an overall slightly negative impact. It lies in a relatively sensitive area (green belt), but proposes reuse of an existing building. Cumulative negative impact on population due lack of diversity of house types in the countryside.
Bid Site KN124 Land North of Thurcroft House, Ardoe 1 house	0	0/-	0	0	--	-	0	-	0	--	The site has an overall negative impact. It lies in area of ancient woodland, the green belt and the former Ardoe Designed Landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside.
LANDWARD SITES – BANCHORY-DEVENICK											
Preferred Sites											
None											

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Alternative Sites											
Bid Site KN069 Land at Tollohill Wood, Banchory Devenick (Phase 1) 289 homes, Commercial, Employment Land	-/0	--/?	-/0	0	-	--	-	+	0/-	-/?	The site has an overall significant negative impact due to infrastructure required, impact on landscape (green belt), water quality and habitats. Impact on cultural heritage will need to be assessed. Treatment of surface water runoff is not disclosed, which could affect the River Dee.
Bid Site KN070 Land at Tollohill Wood, Banchory Devenick (Phase 1-2) 466 homes, Commercial, Employment Land, School	-	--/?	-/0	0	-	--	-/+	+	+/-	-/?	The site has an overall mixed impact due to infrastructure required (road access new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee.
Bid Site KN071 Land at Tollohill Wood, Banchory Devenick (Phase 1-3) 804 homes, Commercial, Employment Land, School	--/-	--/?	-	0	-	--	-/+	+	+	-/?	The site has an overall mixed impact due to infrastructure required (A90 road access and a new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Provides significant benefits in terms of material assets (affordable homes) and creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee.
Bid Site KN072 Land at Tollohill Wood, Banchory Devenick (Phase 1-4) 1310 homes, Commercial, Employment Land, School	-	--/?	-/0	0	-/?	--	-/+	+	+	-/?	The site has an overall mixed impact due to infrastructure required (A90 road access, river crossing and a new school), impact on landscape (green belt), air and water quality and habitats. Impact on cultural heritage will need to be assessed. Provides significant benefits in terms of

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											material assets (affordable homes) and creates new parkland, but treatment of surface water runoff is not disclosed, which could affect the River Dee. Improved road access and public transport could reduce impact on air quality.
LANDWARD SITES – MARYCULTER											
Preferred Sites											
None											
Alternative Sites											
Bid Site KN044 Land South of Stranog, Maryculter 8 homes	0	?	0/-	0	-	-/0	-	+/0	0	0	The site has an overall negative impact due to proximity from settlements, and impact on the landscape and habitats (tree loss). Cumulative negative impact on population due to lack of diversity of house types in the countryside, although LDP policies can help to increase house types. Uncertain how proposal would mitigate education capacity issues. Impact on water quality unknown as private sewage treatment is proposed.
Bid Site KN045 Land to South of Invercrynock House, Maryculter 5 homes	0	?	0/-	0	0	0/-	-/?	+/0	0	0	The site has an overall negative impact due to proximity from settlements and impact on the landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside, although LDP policies can help to increase house types. Uncertain how proposal would mitigate education capacity issues. Impact on water quality unknown as private sewage treatment is proposed.

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Bid Site KN046 Land to West of Mill of Crynoch House, Maryculter 2 homes	0	?	0	0	-	-/0	0/-	-	0	0	The site has an overall negative impact due to proximity from settlements and impact on landscape and habitats (tree loss). Cumulative negative impact on population due to lack of diversity of house types in the countryside. Uncertain how proposal would mitigate education capacity issues in the short term. Impact on water quality unknown as private sewage treatment is proposed.
Bid Site KN053 Site East of Westside Cottage, Maryculter (Site 1) 15 homes	0	?	0/-	0	-/?	-/0	-/0	+/0	-/?	0	The site has an overall negative impact due to distance from settlements, infrastructure required in the short term, impact on habitats, landscape (medium term), and people (limited houses types, although LDP policies can help to increase house types and pipelines). Sewage treatment is unknown.
Bid Site KN054 Site East of Westside Cottage, Maryculter (Site 2) 72 homes	0	?/0	-	0	-/?	-/0	-/0	+	-/?	0	The site has an overall mixed impact due to distance from settlements, infrastructure required in the medium term, impact on habitats, landscape (medium term), and people (pipelines). Private sewage treatment is proposed, but part of the site is at risk from flooding, which could affect water quality.
Bid Site KN123 Land East of Altries Wood, Maryculter 10 homes and employment land	0	-/?	0	0	-	-	0/-	+/0	0	0	The site has an overall negative impact due to its landscape impact, infrastructural constraints (waste water treatment works and educational capacity) and loss of semi-natural habitat. Treatment of waste water is not clarified. A Flood Risk Assessment may also be required.

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Bid Site KN127 Land South of North Burnside, Maryculter 12 homes	0	-/?	0	0	+	0	-/?	+/0	0	0	The site has an overall mixed impact. Mature trees screen the site mitigating its impact, which are proposed to be enhanced. However, it is not clear how sewage will be treated and there are education capacity issues. Limited mix of house types is mitigated by the LDP's design policy.
LANDWARD SITES – NETHERLY											
Preferred Sites											
None											
Alternative Sites											
Bid Site KN015 Land at Netherly House, Netherly 4 homes	0	-	--	0	-	-	0	+/0	0	-	The site has an overall negative impact due to flood risk, infrastructure required (e.g. private drainage), and possible impact on historic environment (Netherley House and remains of designed landscape), water quality and habitats (loss of trees).
Bid Site KN047 Land at Whiteside, Netherley, Stonehaven 8 homes	0	?	0/-	0	-	-	?	+/0	0	0	The site has an overall negative impact due to proximity from settlements, and impact on habitats and landscape. Cumulative negative impact on population due lack of diversity of house types in the countryside, although LDP policies can help to increase house types. Uncertain how proposal would mitigate education capacity issues. Impact on water quality is unknown as private sewage treatment is proposed.

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Bid Site KN049 Land North of Lairhillock School, Netherley, Stonehaven 70 homes	0	±/0	-	0	0/+	-/0	-/?	+	+	0	The site has an overall mixed impact due to proximity from settlements (services), infrastructure requirements (school and A90 road access), but it provides biodiversity enhancement, mixed homes and uses. Treatment of waste water is however uncertain.
Bid Site KN060 Land at Cairnieburn Wood, Nether Craigwell, Netherley 4 homes	0	0	0	0	-	0/-	0	+/0	-	0	The site has an overall mixed impact due to its benefits from renewable energy being neutralised by the remote location, loss of ancient woodland and being within a pipeline consultation zone.
Bid Site KN062 Land at Rothnick Croft, Netherly 3 homes for nursery workers	0	±	0	0	0/?	0/-	0	-/?	0	0	The site has an overall negative impact due to the proximity from the settlement, lack of house types and infrastructure required. LDP policy cannot control the occupancy of a house. Disposal of waste water is unknown. The site may have some biodiversity value and may need assessing.
Bid Site KN067 Land at Reinchall, North West of Woodend Cottages, Netherley 15-20 homes, shop or meeting space	0	±	0/-	0	0/+	0/-	0/+	+/0	-/?	0/-	The site has an overall negative impact due to the distance from settlements, infrastructure required in the short term, impact on habitats, landscape (medium term), and people (limited houses types, although LDP policies can help to increase house types, and pipelines). Sewage treatment is unknown. Layout of houses will mitigate effects on pipelines, landscape and cultural heritage (remains of a designed landscape).

Table 8.7.6: Assessment of Site-specific Allocations, Designations, and Alternative Bids – Marr

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
ABOYNE											
Preferred Sites											
OP1 Land to West of Tarland Road Mixed uses including 175 homes and employment land	0	0	-/0	0	0/-	0	+/-	+	0	+	The site would have a mixed impact. It has positive effects as it would change land from agricultural to domestic gardens and formal open space, wildlife corridor, within 400m of open space, mix of house type and tenure, mix of uses proposed. However, there is a minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip. There is a potential for flooding. Future planning applications will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP2 Tarland Road/ North of Kinord Drive 181 homes	0	0	0	0	0/-	0	0	+	-	+	The site would have a mixed impact. It has positive effects as it is close to a service centre, changes land from agricultural to domestic gardens and open space, site is within 400m of existing open space, variation in house types and tenure proposed, waste management upgrades would have indirect positive effect. However, it will increase traffic flow from commuters, area of landscape significance, and minor flood risk from an adjacent water course, which could be mitigated through a FRA and a buffer strip. Future planning applications will be subject to a Habitats

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the open space at Charlestown Green as an important community/ amenity space and as part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the open space as a contribution to the character of the area and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the woodlands as part of the green-blue network and its contribution to the character of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the woodlands as part of the green-blue network and its contribution to the character of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the setting of the scheduled ancient monument as a contribution to the character and amenity of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
P7 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the cemetery and woodland as an amenity for the settlement, for contributing to the character of the place and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Aboyne town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Aboyne conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR020 North of ALDP Site M1, Aboyne North West 200 homes	0	0	0	0	+	0	0	+	+	0	The site has a positive impact due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding and infrastructure constraints.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Bid Site MR028 Land South of Birsemore, Aboyne 13 homes	0	0	0	0	0	0	0/?	+/0	+	0	The site has an overall positive impact due to access to open space and choice of housing. Impacts on cultural heritage, water and infrastructure may be mitigated.
Bid Site MR054 Land South of Dykehead Farm, Aboyne 120 homes	0	0	0	0	+	0	0	+	+	0	The site has a positive impact due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, landscape and infrastructure constraints.
Bid Site MR081 Site Adjacent to Cluny Cottage, Aboyne 1 home	0	0	0	0	0	0	0	0	0	0	The site has an overall neutral impact due to its scale and location. Mitigation would address the surface water flooding.
ALFORD											
Preferred Sites											
OP1 Former School Campus Site Mix of uses including 30 homes, 1.2Ha employment land and community uses	0	0	0	0	+/-	0	+	0	0	-	The site would have a mixed impact. It has positive effects as it provides a mix of uses and is a brownfield site. However, it would have a negative effect on the cultural heritage associated with the Battle of Alford and minor flood risk from an adjacent watercourse, which could be mitigated. A FRA may be required.
OP2 Land at Wellheads 1 Ha employment land and community uses (formerly included 44 homes)	0	0	0	0	0/-	0	0	+/0	0	0	The site would have a mixed impact. It has positive effects as it is within 400m of a service centre and open space, proposes employment land.
OP3 Land at Greystone Road 259 homes	0	0	0	0	0/-	0	+	+	0	-	The site would have a mixed impact. It has positive effects as it is close to a service centre,

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											changes land from agriculture to domestic gardens and formal opens space, within 400m from existing open space, variation of house types and tenure. However, it will affect the cultural heritage associated with the Battle of Alford and there is watercourse within the site resulting in a minor flood risk from an adjacent watercourse, which could be mitigated through a FRA and a buffer strip.
OP4 (MR043) (formerly OP4) Land at Kingsford Road, east of Castle Road 85 homes	0	0	0	0	+	0	0	+	+	-	The site has a mixed impact with negative impact due to the effect on the cultural heritage associated with the Battle of Alford including potential cumulative impact. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, cultural and landscape impacts and infrastructure constraints. A FRA may be required.
OP5 Land at Wellheads, East of Castle Road 60 homes	0	0	0	0	+	0	0	+	+	0	The site would have a mixed impact. It has positive effects as it impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address landscape impact and infrastructure constraints. Setting of Balflugh Castle could be affected, but with the site's scale and location, landscaping will mitigate potential effects. Due to the presence of a watercourse, a FRA may be required. A buffer strip will be required.
OP6 (MR049) Site East of Parkview	0	0	0	0	0	0	+	0	+	-	The site has a mixed impact with a negative impact due to the effect on the cultural heritage

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
1.2 ha employment land											associated with the Battle of Alford including potential cumulative impact. Positive impacts include on material assets, employment opportunity and connectivity. Mitigation would address cultural and infrastructure constraints.
P1 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect a landscape buffer as a contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the recreation facilities around the Community Campus as an amenity for the settlement	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the woodland as a contribution to the character of the settlement and as part of the green-blue network.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the open space and tree belt as an amenity for the settlement and contribution to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 Reserved for cemetery extension and to protect the cemetery/ war memorial	0	0	0	0	0	0	0	0	0	+	This use is not considered to have any significant environment effects on the receptors.

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
R2 Reserved for uses associated with Donside Community care	0	0	0	-	0	0	+	0	0	0	The site would have a mixed impact. It has positive effects as it is within 400m of open space, proposes community facilities, but it would result in the loss of prime agricultural land.
R3 For potential car parking to be provided if feasible, and if required and justified as part of a traffic management solution to current car parking issues in the locality.	0	0	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.
TC Alford town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR015 Meikle Endovie, Land East of Alford, South of A944, Alford 250 homes, local retail and community uses	0	0	0	--	+	0	0	+	+	--	The site has an overall mixed impact with negative impact due to the effect on the setting of the A listed asset and loss of prime agricultural land. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding, landscape impact and infrastructure constraints.
Bid Site MR022 Land at Balfuig Castle, Alford Protect land north of Balfuig Castle from development in order to safeguard its setting	0	0	0	0	0	0	0	0	0	+	The site has a positive impact through the maintenance of the landscape setting and protection of a listed asset.

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Bid Site MR042 Land at Greystone Farm, Alford 245 homes	0	0	0	0	+	-	0	+	+	--	The site has a mixed impact with negative impact due to the effect on the landscape setting and cultural heritage associated with the Battle of Alford including potential cumulative impact. Positive impacts due to housing choice, opportunity to enhance biodiversity and create additional open space. Mitigation would address potential flooding and infrastructure constraints.
BANCHORY											
Preferred Sites											
OP1 East Banchory/Eco village Mix of uses including a 32-home demonstration eco-village, tourism uses, and community uses including playing field, all-weather pitch and a park and ride facility	0	0	0	0	+	0	0	+/0	+	0	The site would have a positive impact as it augments wildlife corridors, demonstration eco village proposed, creation of playing fields, allotments etc, proposes mix of uses including tourism variation in housing types. It would have an impact on the landscape on the approach to Banchory, and minor flood risk, which could be mitigated through a FRA and a buffer strip. There is a potential for flooding. Planning applications will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP2 Lochside of Leys Mix of uses including 345 homes and 2Ha business land	0	0/-	-	0	--	--	+/-	+	-	0	The site would have a mixed impact. It has positive effects as it creates open space, has a variation in house type and tenure, mix of uses are proposed including employment. However, part of the site is at risk from flooding, it would impact on the Loch of Leys LNCS site, and biodiversity and landscape impacts from large scale development. There could be significant loss of

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											ancient woodland. There is a potential for flooding. A FRA will be required.
OP3 Lochside of Leys 50 homes	0	0	0	0	-	0	+/-	+	-	0	The site would have a mixed impact. It has positive effects as it is within 400m of a service centre and open space, has a variation in house types and tenure. However, the site would fragment wildlife corridors, impact on landscape, and possible flood risk. A FRA may be required.
OP4 Hill of Banchory 15 homes	0	-	-	0	0	0	0	+/-	0	0	The site would have a mixed impact. It has positive effects as it proposes affordable homes, but has a minor flood risk from an adjacent watercourse, which should be mitigated through a FRA and a buffer strip. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP5 (MR014) Hill of Banchory East Retail park (class 1)	0	0	0	0	0	0	+	0	+	0	The site has an overall positive impact due to its location adjacent to the settlement, with good connectivity, no major infrastructure required, green networks retained. A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP6 (MR061) Land at former Glen O'Dee Hospital 40 homes (reduced from 100 homes)	0	0	0	+	-/+	0	0	+	?	-	The site has a mixed impact with negative impacts due to the loss of trees and habitats and cultural heritage (can be partially mitigated). Positive impacts include providing a choice of housing, connectivity to the green network and remediation of a brownfield site. There is unknown effect on human health. SUDS will be required to address surface water flooding. Planting needs to be sensitive to the local landscape. Proposals will

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											be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP7 (MR056) Land at Upper Arbeadie Road 42 homes (reduced from 61 homes)	0	0	0	0	-/?	0	0	+	0	0	The site has a positive impact due to the provision of housing choice. Mitigation in relation to infrastructure and impact to trees and habitats is required although it is unknown whether the loss of biodiversity could be fully mitigated. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the cricket and sports ground as local amenities and for their contribution towards the green-blue network and character of place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the area of woodland for its contribution to the character of place, as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect Captains Wood as part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the area as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the playing fields and recreational open space as local amenities and	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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for its contribution to the green-blue network											
P6 To protect the playing fields and recreational open space as local amenities and for its contribution to the green-blue network	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the area of woodland for its contribution to the character of place, as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P8 Landscape buffer to protect the approach to Banchory and minimise visual impacts of any park and ride.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the part of the LNCS lying within the settlement boundary.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P10 To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors. See bid MR077 below.
P11 To protect the playing fields and recreational open space as an amenity for the settlement.	0	0	-	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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P12 To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P13 To protect the area of woodland and open space for its contribution to the character of place, as an amenity and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P14 To protect the cemetery as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P15 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 (MR024) Bellfield Car Park, Banchory For potential use as a visitor centre and heritage hub.	0	0	0	0	0	0	+	0	0	+/?	The site has a positive impact due to its ability to enhance both material assets and cultural heritage
R2 Reserved for a cemetery extension.	0	-/?	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. Due to close proximity and likely hydraulic connectivity of the cemetery site to the River Dee, without a detailed groundwater assessment, the

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											environmental impact on water factors are unknown
R3 Reserved for potential education facilities	0	0	0	0	--	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. See bid MR053 below.
R4 (MR080) Site R4, A93, Banchory For potential use as a health centre	0	0	0	0	-	0	+	0	-/+	0	The site has a mixed impact with a negative impact due to the loss of biodiversity and open space but positive impacts on human health and material asset through provision of new health facilities. Mitigation would address issues of flooding and WWTW. A FRA will be required.
BUS1 Safeguarded for business uses.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. FRA may be required. Buffer strips will be required.
TC Banchory town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR029 North of the B974, Deebank, Banchory 10 homes	0	0	0	0	-	0	0	+/0	0	0	The site has a mixed impact with negative impacts due to the loss of trees protected under a TPO. Positive impacts include a housing choice. Mitigation would address flooding, conservation and WWTW issues.
Bid Site MR030 North of the B974, Deebank, Banchory	0	0	0	0	-	0	+	0	0	+/?	The site has a mixed impact with negative impacts due to the loss of trees protected under a TPO. Positive impacts include the creation of a public asset and potential benefits to cultural

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
Royal Deeside Visitor Centre and Heritage Hub											heritage. Mitigation would address flooding, conservation and WWTW issues.
Bid Site MR031 Land West of Auchattie, Banchory 15 homes	0	-/?	0	0	--	--	0	+/0	-	0	The site has a mixed impact with negative impacts due to private WWTW, impact on protected habitats, landscape and human health. A positive impact includes on housing choice. Mitigation would overcome impact on an archaeological site and flooding.
Bid Site MR033 Land at Banchory West, South- East of Golf Course, Banchory 10 homes	0	0	0	0	+	0	0	+/0	0	0	The site has a positive impact due to housing choice and biodiversity. Mitigation would overcome flooding issues, landscape impact and provide a habitat buffer.
Bid Site MR038 Site at Lochside of Leys, Banchory 100 homes	0	0	0	0	-/0	0	0	+	+	0	The site has overall positive impact due to housing choice and addition to path networks, but it could affect Loch of Leys Local Nature Conservation Site. Mitigation would address flooding, infrastructure constraints, conservation and potential impact on an archaeological site.
Bid Site MR039 Site at Lochside of Leys, Banchory 200 homes	0	0	0	0	-	0	0	+	+	0	The site has overall positive impact due to housing choice and addition to path networks, but it could affect Loch of Leys Local Nature Conservation Site. Mitigation would address flooding, infrastructure constraints, conservation and potential impact on an archaeological site.
Bid Site MR040 Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory 50 homes	0	0	0	0	0	0	0	+	0	0	The site has a positive impact due to the provision of housing choice. The infrastructure required, flooding and impact to trees and habitats require mitigation.

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Bid Site MR041 Land adjacent to Wood of Arbeadie, Arbeadie Road, Banchory 50 homes	0	0	0	0	0	0	0	+	0	0	The site has a positive impact due to the provision of housing choice. The infrastructure required, flooding and impact to trees and habitats require mitigation.
Bid Site MR053 Land East of Raemoir Garden Centre, Banchory 100 homes	0	0	0	0	--	0	0	+	0	0	The site has a mixed impact due to negative impacts on biodiversity which cannot be mitigated. A positive impact is on population through a mix of housing choices. Mitigation would address flooding and WWTW.
Bid Site MR062 Land at Hillcroft Road, Banchory 50 homes	0	0	0	0	--	0	0	+	0	0	The site has a mixed impact due to negative impacts on biodiversity which cannot be mitigated. A positive impact is on population through a mix of housing choices. Mitigation in relation to infrastructure is required.
Bid Site MR075 OP1 Woodend, East Banchory Mixed use, 35 home eco-village	0	0	0	0	+	0	0	+/0	+	0	The site has positive impacts due to housing choice, human health and opportunity to enhance biodiversity. Mitigation would address flooding, conservation and infrastructure constraints.
Bid Site MR076 Alexander Park, Glassel Road 40 homes	0	0	0	0	0/?	0	0	+/0	--	0	The site has a mixed impact with negative impact due to the loss of recreational space. A positive impact is on population through a mix of housing choices. Mitigation in relation to infrastructure, flooding and, impact to trees and habitats is required although it is unknown whether the loss of biodiversity could be fully mitigated.
Bid Site MR077 Land at Upper Lochton 40 homes	0	0	0	0	0	0	0	+/0	0	0	The site has a positive impact due to housing choice. Mitigation in relation to infrastructure is required.

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Bid Site MR082 Land South West of Drumshalloch Wood, Lochton of Leys Football pitch	0	0	0	0	-/?	0	?	0	+	0	The site has a mixed impact with potential negative impact on biodiversity of the LNCS. Positive impact includes on human health through the provision of open space. Mitigation would address flooding with potential to overcome issues relating to infrastructure and biodiversity.
CAIRNIE											
Preferred Sites											
OP1 Land opposite Hall Cottages 8 homes	0	0	0	0	0	0	+	+/0	0	0	The site has an overall positive impact due to the housing choice for the population and upgrading of material assets.
P1 To protect the playing field as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the amenity area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR013 Land at Binside, Cairnie, Huntly 10 Homes	0	0	0	0	0	0	+	+/0	0	0	The site has an overall positive impact due to the housing choice for the population and upgrading of material assets.

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CLATT											
Preferred Sites											
P1 To protect the public hall and playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the woodland as part of the setting for the village and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
CRAIGWELL											
Preferred Sites											
R1 For the provision of a community recycling facility.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR059 Land at Drumduan Depot, Dess, Aboyne	0	0	0	+/?	0	0	0	+/?	+	0	The site has an overall positive impact on housing choice, potential remediation of contaminated soil and human health through provision of active

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Mixed use (5-10 private houses, 5-10 tourist lets, 5-10 workshops/studios)											travel connections and job creation. Mitigation would address flooding.
CRATHES											
Preferred Sites											
P1 To protect the woodland as part of the setting and character of the community.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the woodland tree belt, strategic landscaping and open space as an amenity and contribution to the character of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR078 Land South West of Crathes Public Hall, Crathes Cemetery	0	0	-	0	0	0	+	0	+	0	The site has a mixed impact with negative impact on climate. Positive impact includes on material assets and creation of open space.

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DRUMBLADE											
Preferred Sites											
OP1 (MR045) Land to Southwest of Drumblade Primary School 5 homes	0	-	0	0	0	0	0	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing.
Alternative Sites											
None											
DRUMDELGIE											
Preferred Sites											
None.											
Alternative Sites											
Bid Site MR037 Land at Drumdelgie Calf Unit, Cairnie 8 homes	0	-/?	0	0	0	0	0	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing through mitigation. Mitigation in the form of buffer strips may reduce the impact on water quality.
FINZEAN											
Preferred Sites											
OP1 (MR008) Site to East of Finzean Village Hall 8 homes	0	-/?	0	0	0	0	0	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing through mitigation. Proposals will be subject to a Habitats Regulations

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											Appraisal to assess impacts on River Dee SAC. Landscape impact requires to be mitigated and there are unknown effects on WTW.
P1 To protect the playing field and park at Farquharson Park as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 - P6 To protect the woodland setting of Finzean as a contribution to the character of place and as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR007 Site to East of Dubston, West of Strachan 4 homes	0	-/?	0	0	-/+	0	0	+/0	0	0	The site has a mixed impact with negative impacts due to impact on habitats and woodland and private WWTW. Positive impacts include the choice of housing through mitigation and the biodiversity enhancement through redevelopment of a brownfield site.
FORGUE											
Preferred Sites											
OP1 Land to East of the Rectory 5 homes	0	0	0	0	0	0	+	+/0	0	+	The site would have a positive impact as it is within 400m of open space, has a variation in house types and tenure, and supports the local school.
OP2 Chapelhill(Land to West and South of Forgue school) 5 homes	0	0	0	0	0	0	0	+/0	0	0	The site would have a minor positive impact as it is within 400m of open space. A FRA may be required. A buffer strip will be required.

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P1 To protect the playing field/park and the woodland to the east as amenities for the community.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the woodland as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3-P4 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
GARTLY											
Preferred Sites											
P1 To protect the area as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the recreational open space as an important local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

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GLASS											
Preferred Sites											
R1 For community park and car park associated with the community hall	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR016 Land at Invermarkie Farm 5 homes	0	-	0	0	+	0	0	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include biodiversity enhancement through the redevelopment of brownfield land and choice of housing.
GLENKINDIE											
Preferred Sites											
OP1 Land to the West of Glenkindie Bowling Club 6 homes	0	-	0	0	0	0	+	+/0	+	0	The site is largely neutral with a negative impact in terms of water due to there being no public sewer provision in the area. Material assets (through the provision of a house), population and human health are positive. A FRA may be required.
P1 To protect the bowling green and adjacent amenity land as well as the line of trees along the road and south west boundary of the village as contributing to the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
None.											
HUNTLY											
Preferred Sites											
OP1 (MR002) Land at Steven Road 50 affordable homes	0	0	0	0	0	0	-	+	0	0	The site has a slight overall positive impact due to the current lack of infrastructure being compensated for by opportunities to enhance biodiversity and provide much needed affordable housing in the settlement.
OP2 (MR011) Deveron Road 52 affordable homes	-	0	0	0	0	0	-	+	-/+	0	The site has an overall mixed impact due to its negative impact on air quality, lack of infrastructure, loss of open space and positive impact on population and human health.
OP3 Land Adjacent to Linnorie 4.5ha Employment land	0	-	-	0	0/-	-	+/-	0	-	0	The site would have a mixed impact. It has positive effects as it is within 400m of a service centre and open space and proposes employment uses. However, it would have landscape impacts, and there is a potential for flooding from an adjacent watercourse. A FRA may be required.
OP4 (MR047) Land adjacent to Linnorie Business Park, Huntly 0.34ha Employment land	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors.

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OP5 (formerly unallocated) The Ward Business park including Class 2 (Financial, Professional and other services) and Class 4 (Business) Uses	0	0	0	0	0	+/-	+	0	+	0	The site has an overall positive impact where negative impacts on water and climatic factors could be mitigated through a FRA or buffer strips. Tullochbeg forms part of the highly sensitive landscape and visual setting to Huntly to the south and west. To minimise landscape impacts large units should avoid on the central and southern portions of the site.
P1 To protect the open space including Cooper Park, golf course, the recreational ground and the setting of Huntly Castle as an amenity for the settlement and contribution to the green-blue network.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the cemetery as an amenity for the town and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 - P4 To protect the landscape buffer and its contribution to the character of place and the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the playing field as an amenity for the town.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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P6 To conserve the cricket ground as an amenity for the town and forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the football ground as an amenity for the town.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the open space as an amenity for the settlement and contribution to the character of the place.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To protect Battlehill as a significant contribution to the character of place, amenity for the town and part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For community uses and recreation	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS1 Safeguarded for business uses.	0	-	-	0	0	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. A FRA may be required.
BUS2 Safeguarded for business uses.	0	-	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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BUS3 Safeguarded for business uses.	0	-	0	0	-	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. A FRA may be required.
BUS4 Safeguarded for business uses.	0	-	-	0	-	-	+/-	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. A FRA may be required.
CA Huntly Conservation Area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
TC Huntly town centre	0	0	0	0	+	0	+	+	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR001 Land at Gibston Bridge, Huntly 70 homes	-	0	0/?	0	+	--	-	+	0	0	The site has an overall negative impact due to impact on air quality, school capacity, landscape and to climate due to the flood risk. Mitigation through a FRA and watercourse buffer strip may negate some impact providing biodiversity enhancement however strategic landscaping would not overcome the impact on the landscape.
Bid Site MR003 Sites OP4 and OP5, Battlehill Fields, Huntly 11 homes	0	-	0	0	0	0	0	+/0	0	0	The site has a slight overall negative impact due to the lack of infrastructure in respect to private waste water.
Bid Site MR044 Land East of Linnorie Business Park, Huntly Employment land (general industrial) and Farm shop	-	0	-	0	0	--	?/+	0	0/?	0	The site has a mixed impact due to the negative impact on landscape, air quality, and climatic factors. The proposal would have a positive impact on population in terms of employment opportunities and availability of water and

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											mitigation would negate impacts on the water environment.
Bid Site MR046 Land adjacent to Huntly Mart, Huntly Employment – general industrial	-	0	-	0	0	--	?/+	0	0/?	0	The site has a mixed impact due to the negative impact on landscape, air quality, and climatic factors. The proposal would have a positive impact on population in terms of employment opportunities and availability of water.
Bid Site MR066 Site adjacent to Bleachfield Street, Huntly 30 homes	0	0	0/?	0	+	0	-	+/0	0	--/?	The site has an overall mixed impact due to its negative impact on material assets. Positive impacts include the opportunity to enhance biodiversity. Mitigation measures are required (buffer strip, FRA, infrastructure upgrade, education consultation and to improve housing mix). Mitigating impact on the A-listed hospital may be difficult due to its river valley location.
Bid Site MR067 Site adjacent to Upper Pirriesmill, Huntly 3 homes	0	-	0	0	0	0	0	-	0	0	The site has an overall slight negative impact on water and lack of house types. Impact on the biodiversity could be mitigated.
INCHMARLO											
Preferred Sites											
OP1 Inchmarlo Continuing Care Community 60 homes	0	--	0	0	0	0	++	+	0	0	The site has a mixed impact with negative impact due to the use of a private sewer and positive impacts due to the provision of housing for the elderly, potential for enhanced facilities through enlargement of the care village, and extension of the path network. Mitigation would address flooding, conservation and landscape impact. A FRA may be required. Proposals will be subject to

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											a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP2 (MR050) Land Southeast of Glencommon Wood 120 homes (retirement homes) (reduced from 200)	0	--	0	0	0	0	++	+	+	0	The site has a mixed impact with negative impact due to the use of a private sewer. Positive impacts due to the provision of housing for the elderly, potential for enhanced facilities through enlargement of the care village, and extension of the path network. Mitigation would address flooding, conservation and landscape impact. A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP3 (formerly unallocated) Land at East Mains and Auldeer Wood Mix of uses including 85 homes, tourism, leisure and business (Hotel and Hotel Lodges)	0	0	-	0	0	-	+	0	0	0	The site has a mixed impact with negative impacts due to climatic factors and landscape impact. To mitigate effects on the landscape, need to ensure the design fits within the woodland setting. Positive impacts due to the provision of mixed uses including employment opportunities. Mitigation would address flooding, conservation and part of the landscape impact. A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the setting of Inchmarlo House as a contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the golf course as part of the green-blue	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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network and provide a setting for the community.											
Alternative Sites											
Bid Site MR012 Land to east of Beltie Cottages, Bridge of Canny 3 homes	0	0	0	0	+	0	0	-	0	0	The site has a mixed impact with negative impact due to lack of housetypes. A positive impact would be on biodiversity through mitigation for flooding.
Bid Site MR068 Land at Golf Course, West of Glassel Road, Inchmarlo 100-150 homes	0	?	-	0	0	0	0	+	+	0	The site has a mixed impact with a negative impact due to the proximity to key services. Positive impacts include the provision of housing for the elderly and extension of the path network. Mitigation would address flooding, conservation and infrastructure constraints.
KEIG											
Preferred Sites											
OP1 (formerly OP2) Land North of Braehead 13 homes	0	-	0	0	0	0	0	0	0	0	Partially developed. Effects mainly negative due to the majority of the site having already been developed.
P1 To protect recreational open space as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None											

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KENNETHMONT											
Preferred Sites											
OP1 (MR064) Land South of B9002 32 homes	0	0	-/0	0	+	0	0	+/0	+	0	The site has a mixed impact with minor negative impacts due to the proximity to key services. Positive impacts include choice of housing, biodiversity and health due to the creation of additional open space.
OP2 (formerly OP3) Land Opposite the School 0.7ha Employment land	0	0	0	+	0	0	+	0	0	0	The site would have a positive impact as it allows wildlife corridors and is close to open space.
P1 To protect the playing field and park as an important local amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the setting and for nature conservation as part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the playing fields as an amenity for the village.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 To accommodate a car park for the cemetery.	0	-	0	-	0	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site MR063 Land South of B9002 (Masterplan), Kennethmont, 70 homes	0	0	-	0	+	0	0	+	+	0	The site has a mixed impact with negative impacts due to the proximity to key services. Positive impacts include choice of housing, biodiversity and health due to the creation of additional open space. Mitigation would address impacts to material assets, flooding, and landscape.
Bid Site MR065 Land South of B9002 (Phase 2), Kennethmont 40 homes	0	0	-/0	0	+	0	0	+/0	+	0	The site has a mixed impact with minor negative impacts due to the proximity to key services. Positive impacts include choice of housing, biodiversity and health due to the creation of additional open space. Mitigation would address impacts to material assets, flooding, and landscape.
KINCARDINE O'NEIL											
Preferred Sites											
OP1 Land at Haugh Farm 0.3ha employment land (formerly including 8 homes)	0	-	0	0/+	0	0	-	0	0	0	The site would have a mixed impact. It is within 400m of a service centre and open space, and includes brownfield land. However, there is a minor surface water flooding issue, there are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset. A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.

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OP2 (MR021) Cook School/ Passing Trade Site Retail/Café/Services	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors. Mitigation would address issues of WWTW capacity and impact on cultural heritage. Consideration should be given to the provision of a footpath, as there is none along the A93. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP3 (MR057) Land at Gallowhill Road 8 homes	0	0	0	0	0	0	0	+/0	0	0	The site has a neutral impact as negative impacts on the cultural heritage of the settlement, water and biodiversity can be mitigated, and a positive impact through providing housing choice. Flooding and impact on the designated River Dee can be mitigated. A FRA will be required.
BUS (formerly OP4) Safeguarded for business uses.	0	0	0	0	0	0	0	0	0	0	This use is not considered to have any significant environment effects on the receptors
P1 To protect the playing fields as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To this area for use as sport and recreational space for the community.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the church and its setting as a significant contribution to the character of the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
CA Kincardine O'Neil conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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Alternative Sites											
Bid Site MR017 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 0-5 years after Plan adoption)	0	0	0	0	0	-/--	+	+	0	-/--	The site has a mixed impact due to material assets upgrades and providing housing choice, but it will impact on the landscape (site is with the Dee Valley Special Landscape Area) and the conservation area. Mitigation would address issues of flooding and masterplanning could reduce impacts on cultural heritage and landscape.
Bid Site MR018 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 6-10years after Plan adoption)	0	0	0	0	0	-/--	+	+	0	-/--	The site has a mixed impact due to material assets upgrades and providing housing choice, but it will impact on the landscape (site is with the Dee Valley Special Landscape Area) and the conservation area. Mitigation would address issues of flooding and masterplanning could reduce impacts on cultural heritage and landscape.
Bid Site MR019 A93- Pitmurchie Road, Kincardine O'Neil 84 homes (delivery timescale: begin 10+ years after Plan adoption)	0	0	0	0	0	-/--	+	+	0	-/--	The site has a mixed impact due to material assets upgrades and providing housing choice, but it will impact on the landscape (site is with the Dee Valley Special Landscape Area) and the conservation area. Mitigation would address issues of flooding and masterplanning could reduce impacts on cultural heritage and landscape.
Bid Site MR023 Small Business Enterprise Park, Pitmurchie Road Small Business Enterprise Park	0	0	-	?	--	0	0	0	-	0	The site has a mixed impact with negative impact on the woodland and wildlife and habitats and human health. Mitigation would address flooding and WWTW capacity.

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KIRKTON OF TOUGH											
Preferred Sites											
P1 To conserve the woodland and burial ground and to protect the setting of the church and conserve amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To conserve amenity	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR055 Land at Lynturk, Kirkton of Tough 5 homes	0	-/?	-	0	0	0	0	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing. Flood risk and unknown mix of housing can be mitigated.
LOGIE COLDSTONE											
Preferred Sites											
OP1 Land Adjacent to Diamond Jubilee Hall 10 homes and community uses (formerly 25homes including community uses)	0	-	0/-	0	0/+	0	0	0/+	+	0	The site has a mixed impact with minor negative impacts due to the proximity to key services and issues with waste water capacity. Positive impacts include choice of housing, biodiversity and health due to the creation of additional open space. A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.

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Alternative Sites											
None.											
LUMPHANAN											
Preferred Sites											
OP1 Land at Millan Park 26 homes	0	0	0	0	0/-	0	-	0	0	0	The site has an overall negative impact. Even though it is close to open space, has a variation in mix of house type and tenure, it has a minor flood risk from an adjacent watercourse, although this could be mitigated through a FRA and a buffer strip. There are also issues with waste water drainage capacity in the area, which reflects the negative assessment for material asset. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the area for its contribution to the character of Lumphanan.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 -P4 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For community facilities.	0	-	0	0	0	0	+	0	+	0	May involve land take for future development. This use is not considered to have any significant

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											environment effects on the receptors. However a FRA may be required as a watercourse flows adjacent to the site.
Alternative Sites											
None.											
LUMSDEN											
Preferred Sites											
P1 To protect the village square for its contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	-	0	0	0	+/-	0	0	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. A FRA may be required.
Alternative Sites											
None.											
MONYMUSK											
Preferred Sites											
P1 To protect the playing field/football pitch as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the open space as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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P3 To protect the village square for its contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the play area as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the burial ground and setting of the church for its contribution to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the open space as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
CA Monymusk conservation area	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR074 Masterplan Phase 3, Land South of Clyans Wood, Monymusk 46 homes	0	0	-/0	-	+	0	0	+/0	0	0	The site has a mixed impact with negative impacts due to the proximity to key services and loss of prime agricultural land. Positive impacts include choice of housing and biodiversity. Mitigation would overcome flooding issues and provide a habitat buffer.
MUIR OF FOWLIS											
Preferred Sites											
OP1 Land Opposite the Manse 6 homes	0	0	0/-	0	0	0/?	0	+/0	0	0	Due to the small scale of development, effects mainly neutral. Potential minor negative impacts to landscape due to development of greenfield site. A FRA may be required.
P1 To protect the playing field/football pitch as forming	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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part of the green-blue network.											
P2 To protect the open space as a local amenity.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	-	0	0	0	+/-	0	0	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. A FRA may be required and a buffer strip along the watercourse.
Alternative Sites											
None.											
RHYNIE											
Preferred Sites											
OP1 (formerly OP2) Land at Essie Road 34 homes	0	0	0	0	+	0	0	+/0	0	0	Development on site had started prior to assessment. Effects mainly neutral due to scale of development and site characteristics.
P1 To protect the village square as a key asset of the village for its contribution to the character of the area.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the playing field and setting of the church as a significant contribution to the character of the settlement and as an amenity.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the strategic landscape buffer for its	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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contribution to the character of the settlement.											
P4 To protect the playing field as an amenity for the settlement	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
BUS Safeguarded for business uses.	0	-	0	-	-	-	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
RUTHVEN											
Preferred Sites											
OP1 School Road 8 homes	0	0	-	0	0	0	0	+/-	0	-	The site has a mixed impact with negative impacts due to the proximity to key services and cultural heritage. Positive impacts include choice of housing.
P1 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											

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STRACHAN											
Preferred Sites											
OP1 Land at Gateside Cottage 15 homes	0	0	0	0	0	0	+	+/0	0	0	Effects mainly neutral due to scale of development and site characteristics. A FRA may be required due to a watercourse running to the west of the site, as well as a buffer strip. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the playing field/football pitch as an amenity for the settlement.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 – P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
TARLAND											
Preferred Sites											
OP1 (MR070) Land at MacRobert Trust Estate Yard Mix of uses including 10 live/work units and employment land	0	0	0	0	+	0	0	+/0	0	0	The site has an overall positive impact due to its location on brownfield land and mitigation providing housing choice. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.

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OP2 (MR072) Land Adjacent to Alastrean House 10 homes	0	0	0	0	0	0	0	+/-0	0	-	The site has a mixed impact due to negative impact on the cultural heritage and positive through providing retirement housing. Flood risk and impact on biodiversity could be mitigated. A FRA may be required and a buffer strip as well. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
OP3 (MR073) Village Farm 36 homes	0	0	0	-	+	+	0	+/-0	+	0	The site has a mixed impact, with a negative impact due to the loss of prime agricultural land. Positive impacts include on housing choice, biodiversity and human health through access to public open space. Mitigation would overcome flooding issues and provide a landscape buffer. A FRA may be required and a buffer strip as well. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the playing field as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P2 To protect the open space as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the landscape buffer as an amenity for the village.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P4 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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P5 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
R1 For a cemetery extension	0	0	0	0	?	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
Bid Site MR058 Land North of Tarland Burn, East of Tarland Manse, Tarland 20-30 homes	0	0	0	0	+	-/?	0	+/0	0	--/?	The site has a mixed impact, with a negative impact due to the potential impact on the landscape and stone circle. Positive impacts include on housing choice and biodiversity. Mitigation would overcome flooding issues and provide a habitat buffer.
Bid Site MR071 Site OP1, Glendeskry, Burnside Road, Tarland Housing/ mixed use (50 homes, 1ha employment)	0	0	--	0	+	0	+	+	+	--/?	The site has a mixed impact, with a positive impact due to material assets upgrades, biodiversity and human health through increased access to existing pathways to open space and provision of housing choice. However, it could have a visual impact on a stone circle and flooding issues are unlikely to be mitigated against.
TORPHINS											
Preferred Sites											
OP1 (MR060) Station Garage Mix of uses including 47 homes and a business park	0	0	0	-	+	0	0	+/0	0	0	The site has a mixed impact with negative impacts due to the loss of prime agricultural land. Positive impacts include housing choice, employment opportunities and redeveloping an

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											existing site. Mitigation would address flooding and conservation (within a Special Landscape Area an River Dee catchment). A FRA may be required. Proposals will be subject to a Habitats Regulations Appraisal to assess impacts on River Dee SAC.
P1 To protect the playing field as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P2 - P4 To protect the woodland as part of the green-blue network	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P5 To protect the woodland and the route of the dismantled railway as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P6 To protect the setting of Torphins to avoid coalescence.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
P7 To protect the woodland as part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P8 To protect the golf course as part of the green-blue network and provide a setting for the community.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P9 To protect the woodland as part of the green-blue network.	0	0	0	0	0	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.

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P10 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	0	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
R1 For the extension of Learney Hall.	0	-	0	0	+	0	+/-	0	+	0	This use is not considered to have any significant environment effects on the receptors. There is a potential for flooding. A FRA may be required.
R2 For a cemetery extension	0	-/?	0	0	0	-	+	0	+	0	May involve land take for future development. This use is not considered to have any significant environment effects on the receptors. However, due to close proximity and likely hydraulic connectivity of the cemetery site to the Beltie Burn, without a detailed groundwater assessment, the environmental impact on water factors are unknown. A FRA will also be required as its on the edge of the Beltie Burn flood plain.
Alternative Sites											
Bid Site MR004 Craigmyle Road, Torphins 15 homes	0	0	0	0	--	-	0	+/0	0/?	0	The site has a mixed impact due to negative impacts on biodiversity and landscape which cannot be mitigated. A positive impact on population through a mix of housing choices.
Bid Site MR005 Annesley Farm, Torphins 50 homes	0	0	0	0	0	--	0	+	0	0	The site has a mixed impact with negative impacts due to landscape impact and positive impact on the choice of housing. Mitigation would address flooding, conservation and infrastructure constraints.
Bid Site MR034	0	0	0	0	0	0	0	+/0	+/?	0	The site has a positive impact due to the provision of housing choice and the potential to increase

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Phase 1, Land South of Beltie Road 29 homes											accessibility. Mitigation would address issues of flooding.
Bid Site MR035 Phase 2, Land South of Beltie Road 21 homes	0	0	0	0	0	0	0	+/0	+	0	The site has a positive impact due to the provision of housing choice and connectivity. Mitigation would address issues of flooding and conservation.
Bid Site MR036 Phase 3, Land South of Beltie Road 50 homes	0	0	0	0	0	-	0	+	0	0	The site has a mixed impact due to the negative impact to the landscape and positive impact on the provision of housing choice. Mitigation would address issues of flooding, conservation, WWTW capacity and impact on cultural heritage.
Bid Site MR069 Land at Wester Beltie, South West of Torphins Golf Club, Torphins 6 homes (reduced from 12)	0	0	0	0	+/?	0	0	+/0	+	0	The site has an overall positive impact due to its habitat creation, housing choice and path connections.
TOWIE											
Preferred Sites											
OP1 (MR051) Land adjacent to the Hall 5 homes	0	-	0	0	0	0	0	+/0	0	-/?	The site has mixed impacts with negative impacts due to its proximity from key facilities and private WWTW. Positive impacts include the choice of housing through mitigation. There is an unknown impact on the adjacent archaeological site. The site is adjacent to a watercourse and a FRA may be required, along with a buffer strip.
P1 To protect the setting of the church for its contribution	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.

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to the character of the place.											
P2 To protect the land adjacent to the primary school as forming part of the green-blue network.	0	0	0	0	+	0	+	0	+	0	This use is not considered to have any significant environment effects on the receptors.
P3 To protect the cemetery as an amenity for the settlement and for contributing to the character of the place.	0	0	0	0	+	0	+	0	+	+	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
WHITEHOUSE											
Preferred Sites											
BUS Safeguarded for business uses.	0	-	0	-	0	0	+	0	0	0	This use is not considered to have any significant environment effects on the receptors.
Alternative Sites											
None.											
LANDWARD											
Preferred Sites											
None.											
Alternative Sites											

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Bid Site MR025 Site 1, Bridgend, Ballogie 10 homes	0	-	0	0	0	--	0/?	+/0	0	0	The site has mixed impacts with negative impact due to proximity from key facilities, private WWTW and landscape impacts. Positive impacts include the choice of housing. Mitigation in the form of buffer strips may reduce the impact on water quality and habitats however there is an unknown effect on material assets.
Bid Site MR026 Site 2, Mill of Cattie Road, Ballogie 9 homes	0	-	0	0	0	0	0/?	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW. Positive impacts include the choice of housing.
Bid Site MR027 Site 3, Marywell, Ballogie 9 homes	0	-	0	0	0	--	0/?	+/0	0	0	The site has mixed impacts with negative impact due to private WWTW and landscape impacts. Positive impacts include the choice of housing.
Bid Site MR052 Land North East of Waterside Gardens, Bridge of Alford 6 homes	0	?	0	-	+/?	0	0	+/0	0	0	The site has a mixed impact with negative impacts due to the proximity from main services and loss of prime agricultural land. Positive impacts include an opportunity for biodiversity enhancement and a housing choice through mitigation. There are unknown impacts on WWTW/ WTW.
Bid Site MR079 Land at Hirn, by Banchory 10 homes	0	-	0	+	+	-	-	+/0	0	0	The site has a mixed impact due to negatives on insufficient education provision at Crathes Primary School, private WWTW and impact on the character of the nearby area. Positive includes the remediation of a brownfield site.
Bid Site MR048 Land South West of Largue, Huntly 6 homes	0	-	0	0	0	-	0	+/0	0	0	The site has an overall negative impact due to private waste water treatment requirement and the impact on landscape and sense of place. Lack of variety in housetypes and the impact on

SEA Topic Scores are post-mitigation only	Air	Water	Climatic Factors	Soil	Biodiversity, Flora, Fauna	Landscape	Material Assets	Population	Human Health	Cultural Heritage	Comments and mitigation measures The comments below include those taken from the Proposed LDP 2017 Environmental Report (2017), the MIR (2019) and PLDP (2020) Environmental Reports, as well as from the Reporters examining the PLDP 2020. Where required modifications have been made.
											the historic asset is a disadvantage which can be mitigated.
Bid Site MR006 North of Atholhill, Montgarrie 4 homes	0	-	0	0	0	0	0	+/-0	0	0	The site has an overall negative impact due to private WWTW. Lack of variety in house types is a disadvantage which can be mitigated.
Bid Site MR032 Land at Montgarrie East, Alford 30 homes	0	0	-/-0	0	0	-	0	+/-0	0	0	The site has a mixed impact with negative impacts due to its proximity from main services and landscape. Positive impacts include housing choice through mitigation. Mitigation would address flooding and infrastructure constraints.

Appendix 8.8: Cumulative Effect Assessment

Considering the Aberdeenshire Local Development Plan 2023 policies, allocations and bid sites, the key themes emerging from the LDP include:

Business Development (including business and employment development opportunities in Edzell Woods, Fraserburgh, Inverurie, Macduff, Peterhead and Westhill through maintaining a land supply and ensuring appropriate infrastructure is in place).

Rural Development (including those affecting green belts, coastal zone, housing and business development, minerals, small scale building, permissible under green belt supplementary guidance; or for refurbishment or replacement of existing, disused or redundant building; for a building with vernacular architecture meriting support in exceptional circumstances; for a development contributing to organic growth of a settlement).

Homes and Housing (including housing development opportunities throughout Aberdeenshire taking into account housing for people on modest incomes, affordable housing, development for special needs, residential caravan and gypsies/travellers).

Placemaking (ensuring high quality design of new development which considers access, open space, hazardous development and infill, householder and home/ work proposals).

Natural Environment (nature conservation designations, open space, water and waste water infrastructure, natural environment, protection and conservation of the water environment, protection and conservation of trees and woodland, protection of protected species). Key cumulative impacts include:

- cumulative effects of development on the River Dee SAC; and
- possible cumulative effects from the Spatial Strategy and LDP policies.

Historic Environment (protection and conservation of built heritage features including scheduled monuments, listed buildings, conservation areas, battlefields and designed landscapes). Key impacts from bids and allocations are:

- potential impacts on the Battle of Barra battlefield, which should be considered direct rather than a setting impact. Agree potential for adverse impact on these sites. There is potential for cumulative impacts for sites FR068, FR083, FR110 and FR111.
- In Stonehaven, Ury House will be affected, but planning permission has been granted on sites OP2, OP3 and OP6.
- Cumulative impacts from bids GR050, GR60, GR89, GR90, and GR91 should be considered.

- There is limited knowledge on the Inventory battlefield Battle of Harlaw, therefore the level of impact is uncertain. Cumulative impacts with GR057, GR058 and GR059 should be considered.
- In Westhill, the impact on the setting of Scheduled monument Berryhill from bids GR064, GR70, GR100, GR123, GR132 and GR133 should be considered. They could be mitigated by a small-scale development and layout.
- Potential significant impact on Scheduled monument Donald's Hilloack, cairn. Cumulative impacts of bids GR013 and GR107 could be significantly adverse.
- Significant cumulative between MR042, MR043 and MR049, which are located in the vicinity of some of the areas of action/lines of the Battle of Alford.
- Potential (visual) impact on Scheduled monument Tomnaverie, stone circle. Potential cumulative impacts between MR058 and MR071 should also be taken into account.
- Significant cumulative impact between MR042, MR043 and MR049, which are located in the vicinity of some of the areas of action/lines of the Battle of Alford.
- There is a potential for cumulative impact on the extensive views from and to Tomnaverie Stone Circle, which is a Scheduled monument with bids MR058 and MR071 (existing OP1), as they encroach towards the stone circle.

Protecting Resources (waste infrastructure, water, agricultural land, trees, woodland, transport facilities). Cumulative impacts from multiple septic tanks has become an issue and SEPA have identified hot spots where the area is deemed unsuitable for further private sewerage systems.

Climate (wind energy, other renewables, flooding and erosion, carbon neutrality, water efficiency).

Developer Obligations (ensuring key infrastructure requirements are provided to mitigate impacts of new development).

These broad headings are used in the cumulative effects' assessment below.

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Air	-	-	-	-	+	+	0	+	+/-	+	+/-	<p>There are no AQMA in Aberdeenshire. There are however increasing traffic and air quality problems in Inverurie, Mintlaw, Peterhead, Stonehaven and Westhill. Without improved infrastructure improvements additional housing proposed for Aberdeenshire is likely to create incremental air quality hotspots in these towns through time-crowding effects. In the longer term, improvement of transport facilities (Aberdeen Western Peripheral Route and A96 dualling) can encourage more development and more vehicles on the roads leading to future air quality issues through time lag.</p> <p>Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by several developments and could lead to elevated levels of particulate matter. However, from the safeguards provided in policies and the way development will be phased, it does not seem that the effects are likely to be significant through space crowding effects.</p> <p>Most of the developments will take place away from the Local Development Plan boundary; there is therefore no possibility of cross-boundary effects.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Synergistic effects of developments on air quality are unlikely. Again, it is not considered that there will be significant and indirect air pollution issues for Aberdeenshire arising from the deposition of air pollutants on other receptors. If the proposed transport improvements take longer to deliver, small additional traffic pressures will act cumulatively in the long-term to increase overall emissions of air pollutants through nibbling effects in the Aberdeenshire towns mentioned.</p> <p>The Plan consists of two conflicting ideas. First, business and housing development including all allocations within the LDP and Rural Development are likely to have negative implications for this receptor. Second, climate change, natural heritage, developer obligations and safeguarding resources policy covering transport facilities on the other hand are likely to have positive benefits for this receptor in the long run. These safeguarding issues do not necessarily neutralise air quality issues through neutralising effects since some aspects of that provision (e.g. quarrying) have inherent air quality issues.</p> <p>Overall, the effects on air quality are mixed but unlikely to be significant.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Water	--	--	--	-	+	+/-	0	+	+/-	+	+/-	<p>The development actions under proposals for business and housing development including all allocations within the LDP 2017 and Rural Development will affect how much water is abstracted and used. Developments under the current LDP 2017 are supported by agreements reached with SNH, SEPA and Scottish Water under the LDP. Giving the continuous nature of house building under the current and the proposed Plan, there is a likelihood of incremental burden for water resources, through time-crowding effects if water technologies and efficiency techniques are not used substantially. Increased requirement for water abstraction will lead to adverse effects on the River Dee as well as protected species through time lag effects. The reasons given for time lag effects are still relevant to space crowding effects.</p> <p>Most of the developments in the Aberdeen Housing Market Area will take place away from the LDP boundary; there is therefore the possibility of cross-boundary effects.</p> <p>The long-term survival Aberdeenshire depends on the health of its built and natural environment. Water resources could be over-exploited if a combination of measures is not in place to tackle it. For this reason, synergistic effects of developments on water are likely. The essence of this LDP is to promote development while addressing climate change, green network issues as well as safeguarding resources. It is therefore not</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
												<p>envisaged that unsustainable planning will be allowed to affect our water environment causing secondary, induced or indirect effects on this receptor. The implementation of the LDP will not permit incremental adverse effects on the water environment to go without appropriate mitigation measures. It promotes housing developments and most development is around or in towns. Nutrient loading from agricultural activities will not be an outcome of this Plan. It is therefore not envisaged that nibbling effects are likely.</p> <p>The scale of development envisaged is so large that the LDP is likely to have long-term implication for water abstraction, water pollution; run-offs, localised flooding and morphology depending on how the LDP is implemented. Although the LDP promotes water efficiency technologies, the scale of water efficiency technologies envisaged may not be able to compensate for the volume and quality of water resources needed to support the allocations. Overall, Business Development, Rural Development, Allocations in the next LDP are likely to have significant negative effects on water in Aberdeenshire. Housing proposals will have minor effects. While for climate change, natural environment, developer obligations and safeguarding resources options, the effects are likely to be positive due partly to water saving technologies, the necessity of abstracting water from the Dee to meeting the growing housing needs reflects mixed assessment.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Climatic Factors	--	--	--	-	+/-	++	0	+	+/-	0	+ +/ --	<p>Already the carbon footprint of Aberdeenshire is among the highest in Scotland through high consumption of fossil fuel from travel and domestic consumption of energy, particularly for the housing stock. Housing development within and beyond the life of the proposed Plan is likely to have negative time-crowding effects.</p> <p>There is the need for developments in local growth areas to avoid peat soil; otherwise there are likely to be long-term adverse effects on climate change.</p> <p>Proposed improvement of transport facilities will in the long run increase travel, affect fossil fuel consumption and thereby adversely affect climate through time lag. Similarly, there is a time lag between development on peat soils and the change in climate. High density and mixed developments reduce the need to travel long distances. On the other hand, if people's travel habit between Aberdeenshire and to work in the City remains unchanged fuel consumption through travel will persist. Thus, in terms of space crowding, the effects are likely to be mixed.</p> <p>If the allocations in the LDP 2023 can be accommodated, significant space crowding effects are likely. Most of the developments will take place within the LDP boundary; but the effects of climate change transcend regional and national boundaries and for this matter some cross-boundary effects</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
												<p>are possible. The effects of the Plan from different perspectives are likely to have positive synergistic effects. For example, provision of green networks, woodlands, biodiversity, safeguarding resources and climate change, policy on flooding and erosion, wind energy, other renewables, carbon neutrality, water efficiency are likely to be significantly positive. On the other hand, energy consumption through increased travel is likely to have adverse synergistic effects.</p> <p>Indirectly housing development will induce more energy consumption. The combined effects of energy use in new homes and the existing housing stock (no matter how efficient they are) can accumulate to large impacts for climate. The fact that although a large proportion of house building takes place in the strategic growth areas, allowance is given for some developments in local growth areas. First, Business Development (including employment and retail development), Rural Development, Housing, Allocations in the LDP 2023 are likely to have negative implications for this receptor.</p> <p>Natural environment, safeguarding resources options and climate change and related policies and supplementary guidance, on the other hand, are likely to have mixed effects for this receptor in the long run.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Protective policies do not necessarily neutralise climate change issues, through neutralising effects since some aspects of that provision (such as quarrying) has air quality issues inherent in it.</p> <p>Overall, Business Development (including employment and retail development), Rural Development, Housing, and the preferred site are likely to have negative effects on climate in Aberdeenshire. Housing proposals will have minor effects. For climate change, natural environment, safeguarding resources options, the effect is likely to be significantly positive.</p>
Soil	--	--	--	-	+/-	+/-	0	+/-	+/-	0	+/- --	<p>Continuous housing activities over the life of the LDP that support employment land phased over these years is likely to cause repetitive development activities affecting soil compaction, loss, sealing and erosion; some of which are likely to short-term in nature. Equally, the proliferation of small wind turbine developments in Aberdeenshire could lead to significant disturbance of the soil. Moreover, given that much of the peat soils are located in local growth areas (to the south west), the effects are likely to be time-crowding effects. Despite the inclusion of safeguarding policies, the effects are likely to be significant in cumulative terms over a time lag. The reasons given for time lag effects are still relevant to space crowding effects.</p> <p>In addition, large scale infrastructure needed to accommodate the housing numbers is likely to compound soil sealing effects.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
												<p>Most of the developments will take place within the LDP boundary; there is therefore no possibility of cross-boundary effects. It is envisaged that any short-term soil sealing, compaction and loss in places will combine with loss of peat soils elsewhere and soil disturbance from wind turbines to lead to significant adverse effects on Aberdeenshire soils.</p> <p>Appropriate safeguards should be put in place to safeguard sites of geodiversity interest. For these reasons, synergistic effects of developments on soil are likely. Incremental sealing, erosion, compaction and disturbance through continuous development activities in the next 25 years could cause nibbling effects even with safeguards. From our assessment, the scale of development envisaged is large scale.</p> <p>Overall, Business Development (including employment and retail), Rural Development, housing and Preferred sites are likely to have significant negative effects on soil in Aberdeenshire. For Climate change, natural environment, safeguarding resources options, the effects are likely to be mixed for the reasons related to soil disturbance.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Biodiversity	--	--	--	0	+	++	0	++	+	0	+ +/ --	<p>The Business Development, Rural Development and Preferred sites are likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects since the developments are phased to continue over the life of the Plan.</p> <p>Positively, reference to green networks within the Plan aims, natural environment and open space policies, and the possibility of enhancing poor bio-diverse land through future improvements is likely to improve biodiversity through time lag.</p> <p>Habitats could face recreational pressure from rural development and thereby causing disturbance to protected species. This is a space crowding effect.</p> <p>Most of the developments will take place within the LDP plan boundary; but because of the mobile nature of birds, any climate change options that include some wind energy projects could have cross-boundary effects on neighbouring areas like the Cairngorms. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the quality of poor biodiverse land can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of homes in the natural environment will indirectly increase the</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
												<p>prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place.</p> <p>Piece meal allocations in the local growth areas could compound over time to have a nibbling effect on biodiversity.</p> <p>The scale of development envisaged in the LDP over time is likely to have long-term implication for biodiversity in terms of land take, use of good class agricultural land, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. On the plus side, the fact that species and habitat poor biodiverse land (such as agricultural land) can be enhanced through development makes some positive effects possible. The scoring reflects our reasoning.</p> <p>Overall, Business Development, Rural Development and Preferred site are likely to have significant negative effects on biodiversity in Aberdeenshire. Housing proposals will have negligible effect. For natural environment, and safeguarding resources options the effects are likely to be significantly positive while placemaking, climate change and related policies and supplementary guidance are likely to have mixed effects.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Landscape	--	--	--	-	+	++	0	++	+/-	0	+ +/ --	<p>The Business Development, Rural Development, Housing and Preferred sites are likely to affect land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. On the other hand, new forms of land cover could be created through the developments. Because of these potential improvements to the landscape; the effects in terms of time-crowding are mixed.</p> <p>The phasing of the developments over the next 10 years is likely to be cumulative in terms of time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects. In addition, large scale infrastructure needed to accommodate the housing numbers is likely to affect landform, land use and land cover in Aberdeenshire.</p> <p>Most of the developments will take place within Aberdeen Housing Market which is close to Aberdeen City. There is therefore a possibility of cross-boundary effects on the City. If safeguards are not in place, loss of landscape features will lead to potential adverse effects for Aberdeenshire landscape in terms of synergistic effects.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>Continuous development activities in the next 10 years could cause nibbling effects unless safeguards are place.</p> <p>The developments preferred in the LDP are proposed along the transport corridors and in Aberdeenshire towns. It is therefore possible that some developments are likely to have negative effects on the landscape. On the plus side, the possibility that areas of poor landscape quality can be enhanced through development and structure planting makes it possible to have some positive effects. The assessment reflects our overall mixed assessment.</p>
Material Assets	++/-	++/-	++/-	+/-	+	+/-	+	+	+/-	+	++/-	<p>The Business Development (including employment and retail), Rural Development, Housing and Preferred sites are likely to affect the acquisition of new assets and improvement of the existing infrastructure.</p> <p>New housing, employment land, infrastructure and sustainable mixed communities provide the scope for creation of fixed assets.</p> <p>The use of natural and material assets, promoting waste minimisation, recycling and composting is encouraged.</p> <p>Development and use of the allocated employment land are also likely to have similar impacts.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
												<p>In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, space crowding effects, synergistic and nibbling effects.</p> <p>On the other hand, developments within the context in which there are issues with waste water drainage infrastructure, potential for flooding and constraints on portable water are likely to lead to significant negative effects cumulatively. For climate change, natural environment, safeguarding resources options, the effect is likely to be mixed.</p>
Population	+	+	++	+	+	+	0	+	+	+	++/0	<p>Repetitive housing activities over 10 years in Aberdeenshire providing over 30,000 homes and supporting employment land phased over these years is likely to cause repetitive development activities affecting acquisition of new assets by most people living in Aberdeenshire.</p> <p>Business Development, Rural Development, Housing and Preferred sites are likely to meet the needs of many people and enhance their quality of life. At the same time, climate change, natural environment, safeguarding resources options are likely to be positive for those who live in Aberdeenshire. In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The LDP is likely to have significant positive effects overall.</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Human health	-	-	-	-	+	++	0	+	+	+	+ + / -	<p>This in part is related to air quality issues. As already mentioned under air quality, there are air emerging air quality issues in some Aberdeenshire towns. The effects of large-scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air breathed, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates.</p> <p>However, climate change, natural, safeguarding resources options are likely to be significantly positive for the health and wellbeing of the people of Aberdeenshire.</p> <p>In the long term, negative effects of traffic and biomass are likely to have adverse effects on people living around polluted towns like Westhill. For this reason, the cumulative effects on air is mixed overall. There is the potential of some mixed effects arising from the LDP including exposure to high noise levels around new industries and large-scale development in progress.</p> <p>Positive effects will accumulate through time and space. Besides if people living in Aberdeenshire are encouraged to make use of the green networks through vigorous recreational activities, as well as walking and cycling</p>

Table 8.8.1 Cumulative effects of the preferred policy and site options

Policy Options	Business Development TC	Rural Development	Preferred LDP sites & bids	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	<p>Comment Cumulative effects including Time crowding (frequent and repetitive effect); Time lag (long delays in cause and effect); space crowding (high spatial density of effects); cross-boundary (effects occurring distances from source); synergistic (effects from multiple sources or combined effects different in nature from the individuals); indirect (secondary effects resulting from a primary activity); nibbling (incremental)</p>
												opportunities, health issues such as obesity, high blood pressure and other cardio-vascular diseases will be reduced.
<p>Cultural Heritage</p>	-	-	-	0	+	+	++	+	0	0	++/-	<p>The preferred developments are proposed along the transport corridors and around towns in Aberdeenshire. Since historic remains are more likely to be concentrated in built environment than the natural environment, it is possible that some negative effects on the historic environment are likely. Although large scale housing will take place within the life of the Plan, the protection for built features in the historic environment policies and the fact that fewer developments will take place outside the settlements means that the LDP is unlikely to have significantly negative effect on this receptor through time-crowding, time lag, space crowding effects, synergistic and nibbling effects.</p> <p>The effects of the LDP in relation to context, pattern of past historic use and associations of the historic environment, and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil (archaeology), and in our towns, villages and streets are likely to be negative. Positively, green networks will enable people to experience the historic environment.</p>

