Strategic Environmental Assessment of Bid Sites – Buchan

Contents

ARDALLIE

Preferred Sites

None.

Alternative Sites

Site Ref: BU001 Land west of Site OP1 Ardallie		**Proposal: Housing (self-build plots)**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ Unlikely to have an impact due to its small scale.	0
Water	**-/?**	○ Unknown. There is no WWTW available for this area, but a private sewer proposed. If the site is allocated, this will be specified in the settlement statement. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site includes by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development."	-/0
Climatic Factors	**0**	○ A proposal at this scale is unlikely to have any effect on CO^2 emissions, but it will increase travel requirements as there are few services in Ardallie.	0
Soil	**0/-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ Long term cumulative effects are likely as the proposal intensifies development in this rural area. ○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.	0
Biodiversity	**0/+**	○ Agricultural fields of limited biodiversity interest. ○ However, site next to an area of woodland. Mitigation measures, such as a buffer strip next to the woodland (and strategic landscaping for site OP1) would reduce potential negative effects and provide biodiversity enhancement opportunities.	+
Landscape	**-/0**	○ Coastal farmland – Open very gently rolling hills, occasional woodland, scattered villages/ steadings. Site nestled between OP1 (unbuilt) and woodland, and the proposal would intensify development in an area that has developed organically. The allocation of OP1 has resulted in planned development in the area, and this proposal would almost double the size.	0

		○ However, its position between woodland and site OP1 could mitigate its impact on the landscape, providing there is landscaping or trees planted along the northern boundary to screen the site. Effects will be less if site is screen (e.g. medium to long term).	
Material Assets	**-/?**	○ Unknown. There is no WWTW available for this area. ○ Potential long term negative impact on the single track road and junction onto the A952 due to cumulative impact of this and site OP1.	-
Population	**?**	○ No mix of house types proposed as site is put forward for self-build plots.	-/?
Human Health	**0**	○ No impacts of note.	0
Cultural Heritage	**0/?**	○ Unlikely to have a notable impact on the two listed buildings as the site is mostly screened by woodland and existing houses.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

AUCHNAGATT

Preferred Sites

Site Ref: BU017 Land off A948 road, Auchnagatt, Ellon		**Proposal: 35 homes and business units**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality.	-
Water	**--**	○ The WWTW does not have capacity. ○ The proposed development is on a greenfield site and on a **SEPA drainage water hotspot**. Proposal will need to connect with public sewer. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ With the information on the quality of water around the site, the effects can be significant in the longer term. ○ Buffer strip along the adjoining watercourse would minimise some impact.	-/0
Climatic Factors	**-/0**	○ There would be moderate CO2 emissions from general heating and travel.	-/0

		○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The quality of soil may differ due to the water hotspot being present.	0
Biodiversity	**-**	○ The site is close to a ditch and this is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat as there are habitat of protected species are set close by. This can be mitigated through a buffer strip alongside the ditch. ○ The development may maintain existing green networks and improve connectivity and create new links where needed.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and the impact could be mitigated by strategic landscaping.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely Auchnagatt Primary School, which will have a *temporary affect*. ○ The development must connect to the public drainage infrastructure.	-/0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

BODDAM

Preferred Sites

None.

Alternative Sites

Site Ref: BU030 Land East of the Filling Station, Boddam		**Proposal: Business use**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**--**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality. ○ An industrial development would release various gas which would effect on the air quality.	--
Water	**-**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site where there is **a watercourse to the west** where the quality of water bodies (ground, coastal, transitional or loch) is *good*. ○ SUDs/surface drainage would help reducing any impact from fluvial and surface water flooding. ○ The area risk of fluvial flooding can be left as open space. ○ With the information on the quality of water around the site, the effects can be significant in the shorter term.	0
Climatic Factors	**--**	○ Depending on the type of industry, there could be high level of CO2 emissions may be released. ○ The development is in an area identified at *fluvial and surface* water flood risk and is likely to have a long-term effect on climate and the water environment which can be mitigated through buffer strip, plantation and SUDs.	-
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development may result in producing contaminated soil.	-
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ 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.	0
Landscape	**--**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.	--

		○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.	
Material Assets	**-**	○ The proposal will add significant pressure on local infrastructure, in particularly the A90(T).	-
Population	**0**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU031 Land North of Fair View, Boddam		**Proposal: 50 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect-post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects as Peterhead and Boddam is set on a very close proximity.	0
Water	**0**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There is potential for surface water flooding, which can be mitigated through appropriate SUDs system.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site (located within LNCS – Skelmuir Hill) ○ The development may result in the loss of existing trees, woodland and hedges.	-
Landscape	**0/?**	○ The scale and location of the proposal will not have a significant negative impact on the landscape character.	0

		○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ A scale development of that would further alter the character of the area. However the site is relatively flat and the impact could be mitigated by strategic landscaping.	
Material Assets	**+/?**	○ There are a number of infrastructure constraints associated with the site, namely road access which will have a *long-term effect* – the local community may benefit from new pedestrian crossings, foot and cycleways across the A90. ○ The proposal will not lead to any significant pressure on local infrastructure.	+
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policy requires a mix of house types and will mitigate this impact.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ Unlikely to have any effects on the historic environment. Therefore, no issue. ○ The development may enhance the setting of Stirling Village.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CRIMOND

Preferred Sites

None.

Alternative Sites

Site Ref: BU058 Land at Moss-Side Camp, South of Crimond, Crimond		**Proposal: 100 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WTW does not have the capacity to accommodate 100 dwellinghouses. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There are spots of surface water drainage areas which raises surface water flooding concern in the area. This can be mitigated through SUDs system.	-/0
Climatic Factors	**-**	○ There would be high CO2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services (e.g. in Peterhead)) and increased emissions. ○ There is no bus stop close to the site.	-
Soil	**0/+**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development may result in remediation of contaminated soil. Consultation with relevant consultees would be required for further advice.	0/+
Biodiversity	**-**	○ The development of a greenfield and partial brownfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development may result in the loss of existing trees, woodland and hedges. ○ 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.	0

Landscape	**--**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	--
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely drainage treatment which will have a *temporary affect*. ○ A growth project for Crimond Rattray Head WWTW would be required to mitigate this.	0
Population	**+**	○ Mix of house types would give housing choice for all groups of the population.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CRUDEN BAY

Preferred Sites

Site Ref: BU014 Land at Aulton Road, Cruden Bay		**Proposal: 41 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW / WTW has capacity/is not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ Buffer strip would be required around the watercourse.	0
Soil	**-/0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	-/0

Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Badger has been recorded on site.	-
Landscape	**0**	○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	+
Population	**+**	○ The development would allow integration of the people where they meet and work.	+
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**?**	○ Unlikely to have any effects on the historic environment, but several archaeological findings have been recorded on the site. As such, an archaeological survey will be required and will be stated in the development requirements for the site. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	+/0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU038 Land at Meadow of Cruden, West of Cruden Water, Cruden Bay		**Proposal: Housing & meadowland**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW / WTW has capacity. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution which can be mitigated through buffer strip. ○ The Water of Cruden bisects this site and the edge of the land proposed for houses would be affected. The site is on a slope, but surface water would enter the river, which is noted as moderate water quality. A flood risk assessment would be required and would be stated in the development requirements for this site, if allocated.	--/-
Climatic Factors	**--**	○ The eastern part of the site falls within river flood risk area and may not be possible to adopt any mitigation measure due to the extent of flooding area. The indicative plans show houses on the edge of this area this area, but their gardens would we	-/0

		affected. A flood risk assessment would be required and would be stated in the development requirements for this site, if allocated.	
Soil	**0**	○ While the site is proposed on prime agricultural land, none of the houses are proposed on it. ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**-/+**	○ Proposes the improvement of meadowland, which would have a positive effect, but would result in the loss of vegetation on the slope where the houses are proposed. ○ 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. ○ Goldeneye duck (Bucephala clangula) is protected and found in the centre of the site.	+/-
Landscape	**-**	○ The landscape is likely to change as houses are proposed on the highest part that overlooks this valley. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policies require a mix of house types, although the low density of this site and individual plots makes this unlikely. The houses could be focused on a smaller area to improve effects.	-/0
Human Health	**+**	○ It would result in the partial loss of open space but seeks to improve the land as an accessible meadow. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	++
Cultural Heritage	**0**	○ Setting of railway viaducts could be affected by introducing more development near them, but it is unlikely to be negative.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU066 Captain's Cabin, Aulton Road, Cruden Bay	**Proposal: Amend the settlement boundary to include a single home**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0/?**	○ The WWTW / WTW has capacity information is not available for this area.	0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.	-
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.	-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ Unlikely to impact on population.	0
Human Health	**0**	○ Unlikely to impact on human health.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FETTERANGUS

Preferred sites

Site Ref: BU018 Gaval Street, Fetterangus, AB42 4HJ		**Proposal: 55 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WTW has capacity for this area.	0

		○ The WWTW does not have capacity for this area and would need to be upgraded. This will be stated in the development requirements for the site. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. Buffer strip would mitigate this issue.	
Climatic Factors	**-**	○ There would be minimal CO2 emissions from general heating and travel. ○ Being close to Mintlaw means less travel is required to access amenities and facilities. ○ However, there are limited bus services that restricts active travel to Mintlaw and other settlements in Aberdeenshire.	0/-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/-**	○ The development of a greenfield site is likely to have short-term adverse impact on biodiversity through the loss of habitats or disturbance to species that use the site as a habitat which can be recovered from plantation and waterways.	0
Landscape	**0**	○ The scale and location of the proposal will have a neutral impact on the landscape character, and the effect is likely to be long-term.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a *long-term affect*. Consultation with key stakeholders will be undertaken. ○ There is a minimal provision to achieve active travel due to constraint of bus services. ○ The existing single track road at the north of the site needs to be upgraded. This will be stated in the development requirements of the site.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policies requires a mix of house types.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU025 Land South of OP2, Fetterangus		**Proposal: 27 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	**-**	○ The WTW has capacity for the proposed development. ○ The WWTW does not have capacity for the proposed development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal may not have a negative impact on the landscape character.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a *long-term affect*. ○ There is a minimal provision to achieve active travel due to constraint of bus services.	0
Population	**0**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP policies requires a mix of house types. ○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU026 Land East of Toux Cottage, Fetterangus		**Proposal: 27 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WTW has capacity for the proposed development. ○ The WWTW does not have capacity for the proposed development and would need to be upgraded.	0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. A buffer strip would be required adjacent to the watercourse.	
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ Proposed access may affect protected species (bats, otters) which will require further survey. ○ There would be a loss of trees and hedges by the road side, and no mitigation measure have been proposed.	0/-
Landscape	**0**	○ The scale and location of the proposal may not have a negative impact on the landscape character.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely waste water drainage treatment and Mintlaw Academy school provision, which will have a *long-term affect*. ○ There is a minimal provision to achieve active travel due to constraint of bus services.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. LDP policies required a mix of house types, but scale of development (5ha) would not allow for this. The size of the site would have to be reduced.	-/?
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

HATTON

Preferred Sites

Site Ref: BU024 Land South of The Shieling, Hatton Peterhead		**Proposal: 15 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. flooding from the watercourse. The impact is likely to be minimal. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (fluvial) is *good*. o The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. A flood risk assessment may also be required". ○ With the information on the quality of water around the site, the effects might be significant in the longer term.	0
Climatic Factors	**-**	○ There would be minimal CO2 emissions from general heating and travel. ○ The development is in an area identified at *fluvial and surface* water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Alternatively, this could be mitigated through a flood risk assessment (FRA) and if allocated, the development requirements for the site would state that a FRA will be required.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term adverse impact on the neighbouring woodland to the west and any species that resides on the water/bank of the watercourse set to the east. ○ Mitigation measures, such as a buffer strip next to an area of woodland (however, none proposed) would reduce potential negative effects and provide biodiversity enhancement opportunities.	+/-
Landscape	**0**	○ The scale and location of the proposal may not have a negative impact on the landscape character, and the effect is likely to be long-term.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0

Human Health	**0**	○ It would not result in loss of open space / core paths, however, there are opportunities to add new paths. ○ Provision of new housing in conformity with new building standards can enhance good health. ○ Population not at risk from hazardous developments.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU051 Land East of Longhaven School, Blackhills, Longhaven		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ There is WWTW in this area (Peterhead), but WTW has limited capacity, and would need upgaded. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**-/?**	○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site through an increase in users of the coastline. ○ The site is agricultural land of limited biodiversity value and the proposal would provide biodiversity enhancement opportunities.	-/?
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ This can e mitigated through strategic landscaping.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access and sewer provision, which will have a long-term affect.	-
Population	**0**	○ There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population.	+/0

Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LONGSIDE

Preferred Sites

Site Ref: BU029 Land East of Station Place, Longside		**Proposal: 50 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, due to the scale and location of the development, being sited close to an industrial estate, it is likely to have long-term negative effect on air quality or be affected by the poor air quality. ○ The site is approximately 10 minutes' walk from the nearest bus stop, which could reduce commuter traffic.	0
Water	**--**	○ The WTW has capacity for this area. ○ The WWTW does not have capacity for this area. ○ WWTW is not available for this area and septic tanks are proposed. However, there is fluvial flooding area set to the south and it is not desirable to have this scale of development using septic tanks. They would need to connect to a pubic sewer. If the site is allocated, this will be specified in the settlement statement. ○ The proposed development on a greenfield site is near South Ugie river where the quality of water bodies (loch) is *good*. ○ With the information on the quality of water around the site, the effects can be significant in the longer term. ○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. A flood risk assessment may also be required.	0
Climatic Factors	**-**	○ There would be moderate CO2 emissions from general heating and travel. However, the site is near a bus stop route to Peterhead, which could reduce commuter traffic.	0

		○ The development is in an area identified at *fluvial and surface* water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision, however, a Flood Risk Assessment would be required to identify most suitable mitigation measure.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development will result in the loss of existing trees and hedges. ○ Mitigation measures, such as compensatory planting or a buffer strip next to South Ugie river would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.	0
Landscape	**0**	○ The scale and location of the proposal would not have a negative impact on the landscape character due to its flat nature.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access, which will have a *long-term affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**-**	○ It would not result in loss of open space / core paths, however may have an effect on the core path. Carefully attention can be given to ensure that the core path is retained and improvement can be carried out. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

MAUD

Preferred Sites

Site Ref: BU003 Nethermuir Road Site, Maud		**Proposal: Block of 8 garden flats**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Renewable energy have been proposed which includes wind thermal, although this is reduce the damage of the air quality, however, would not improve the existing air quality.	0
Water	**+**	○ The WWTW and WTW has capacity in this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a cleared woodland which is near a drain where the quality of water body is unknown. ○ With the information on the quality of water around the site, the effects is not significant in the longer term.	+
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from travel. ○ The provision of renewable energy would reduce the release of CO2 emission.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The loss of this pocket of woodland may have an impact on the movement of wildlife. ○ Native tree planting and wildflower verges would bring back some wildlife. ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats or disturbance to species that use the site as a habitat. ○ The development is likely to cause the loss of pockets of woodland permanently.	--
Landscape	**0**	○ The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The loss of woodland at the edge of the settlement is unlikely to have any effect on the overall landscape.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement)	+/0

Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU064 Site GEN2, South of Castle Road, Maud		**Proposal: 30 homes (supported housing for the elderly)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is bisected by a drain and a buffer strip would be required to mitigate against any effect to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required on both sides of the drain”.	0/+
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The proposed open space and associated plantation would improve the air quality.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**+**	○ Unlikely to have a long-term adverse impact on existing biodiversity. ○ The development would may enhance the biodiversity, after planting native trees, wildflower, nectar plants.	+
Landscape	**0**	○ The scale and location of the proposal may not have a negative impact on the landscape character, and the effect is likely to be long-term.	0
Material Assets	**0**	○ There are a number of infrastructure constraints associated with the site, namely education provision at secondary school which will have a *temporary affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**0**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.	+/0

		○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU028 Land South of the Maud Hospital, Maud		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW and WTW has capacity in this area, however, Scottish Water may or may not connect the site to an existing sewer. Scottish Water made no response regarding this. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site and drain is set to the east flowing from north to south and the quality of water bodies might be good. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The east of the site has a drain flowing north to south and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development. There shall be no cultivating on the site.	-
Climatic Factors	**--**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ There would a significant CO2 emissions from heating. ○ Renewable energy such as air source heat pump or solar panel would reduce the CO2 emissions.	0

		○ The bus stop is 10 minutes' walk away and the route connects to Mintlaw.	
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the significant loss of prime agricultural land, due to its location within the country. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
Biodiversity	**-**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development may result in the loss of existing trees and hedges but can be mitigated through re-plantation and wildflower verges.	0
Landscape	**--**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ Significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely connection to Maud, which will have a *long-term affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**-**	○ The development will have long-term and permanent negative effect on the site/setting of a Grade B listed building and its curtilage. The development may or may not weaken the sense of place, and the identity of existing settlements. This is subject to approval of a planning application for change of use from hospital to residential accommodation and 14 dwellinghouses (enabling development).	-/0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

MINTLAW

Preferred Sites

Site Ref: BU002 Site OP5 South of Nether Aden Road, Mintlaw		**Proposal: 50 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ In terms of air quality, the development of this scale is likely to have long-term negative effect on air quality. However, some of this can be mitigated through tree planting.	0
Water	**--**	○ The WWTW does not has capacity. ○ Consultation shall be held with Scottish Water and propose an upgrade prior to commencement of development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse/drain. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ Mitigation such as buffer strip would mitigate any flooding issue.	0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel due to the site being located within the settlement of Mintlaw.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The ground is flat and used for agricultural purposes, therefore, it is unlikely to have a long-term adverse impact on biodiversity. ○ 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 may result in the loss of existing trees, woodland and hedges, however compensatory planting would mitigate the loss. Refer to Guidance note and state how it will be mitigated, i.e. reference made in the development requirements for the site ○ Other 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.	0
Landscape	**0**	○ The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.	0

Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at both primary and secondary schools and drainage infrastructure which will have a long-term effects, however can be mitigated.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU032 OP3 Former Artlaw Crescent - Nether Aden Road, Mintlaw		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW has limited capacity and an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The site is within the gateway to Mintlaw, However, the site is relatively flat and would appear to be a logical extension to the village. The impact could be mitigated by landscaping.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ Proposal of this scale could have a positive effect through provision of affordable housing and waste water infrastructure.	+

Population	**+/0**	○ There is a mix of house types resulting in a moderate housing choice for all groups of the population.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU033 Land East of OP3, Mintlaw		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW has limited capacity. An upgrade will be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ There would be minimal CO2 emissions from general heating and travel. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated by ensuring development avoids and the area at risk from flooding or through a Flood Risk Assessment.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land, which cannot be mitigated.	-
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The site is within the gateway to Mintlaw However the site is relatively flat and would appear to be a logical extension to the village. The impact could be mitigated by landscaping.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**+/0**	○ There is a mix of house types resulting in a moderate housing choice for all groups of the population.	+/0

Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU045 Land at North Woods, South of Balring Cottage, Mintlaw		**Proposal: 375 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality, however, the town's air quality is not approaching the EU objective. ○ The site is within settlement and near a bus route, which could reduce commuter traffic.	0
Water	**--**	○ The WWTW and WTW does not have capacity for this development. This would need to be upgraded. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There are high risk of surface water flood from the drain set to the south and without suitable mitigation measure, there is a potential risk for further flooding; and the extent to which the allocation connects to public sewage infrastructure. A Flood Risk Assessment may be required. ○ SUDs and buffer strip would minimise or remove surface water flooding. ○ If the public drainage infrastructure is upgraded to accommodate this development, then no impact would persist in the long run.	0
Climatic Factors	**-**	○ There would be minimal CO2 emissions from general heating and travel. ○ The development is in an area identified at *surface* water flood risk and is likely to have a long-term effect on climate and the water environment. The site to the south which is at risk of flooding will not be included within the allocation and could form part of the open space provision. A flood risk assessment may be required.	0
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the some loss of prime agricultural land, particularly to the north and this cannot be mitigated.	--

		○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.	
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**0**	○ The proposal will lead to significant pressure in school, local roads network and water/sewage network. ○ There might be constraint with education provision in secondary school, however, due to the high number of pupils in secondary school, this development may not have major impact on accommodating a large number of students. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**0**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which could be specified in the settlement statement.	+
Human Health	**+**	○ Development of the site is likely to lead to improved access to existing open space (e.g. new path). ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU048 Land at Longside Road, North East of Mintlaw School, Mintlaw	**Proposal: Erection of Healthcare Facility**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The site is near a bus route which may reduce some commuter traffic.	0
Water	**0**	○ The WWTW and WTW has capacity for this development only. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel due to the location and connectivity with the neighbouring settlement can be achieved via public transport.	0

Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development may result in remediation of contaminated soil in the future, subject to the proposal on the site.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact or enhance biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal would not alter the character of the area and likely to blend in with the surrounding landscape over long term.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure, however, the access point might require to be assessed carefully.	0
Population	**0**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0
Human Health	**-**	○ It would not result in loss of open space / core paths. ○ Population is unlikely to be at risk from hazardous developments, however, it shall be subject to the proposal on site.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU065 Land at The Hedges, Dunshillock, Mintlaw	**Proposal: 25 homes**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For this small site, air quality is likely to have short to medium-term temporary insignificant effects. ○ The site is near a busy bus route, which could reduce commuter traffic.	0
Water	**--**	○ The WWTW does not has capacity to accommodate this development but a private sewer is proposed. If the site is allocated, this will be specified in the settlement statement. ○ The WTW has capacity to accommodate this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site and includes by a drain and the quality of water is unknown because this channel of water is likely to be used for agricultural purposes. ○ The effect on the water environment also depends on potential deterioration of a waterbody. ○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development.	0

Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel. ○ However, the site is near a bus route, which could reduce commuter traffic.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/+**	○ Unlikely to have a long-term adverse impact on biodiversity. However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity because it would be connected to the open space network of a larger site.	0/+
Landscape	**0**	○ The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**--**	○ There are a number of infrastructure constraints associated with the site, namely public waste water treatment facility to be agreed prior to any commencement of construction and this will have a long-term affect if no mitigation measure is achieved. ○ There is no access on to the site, and this will only be achieved through the development of the neighbouring bid site (BU045) which is also allocated in the ALDP 2017 as OP2 site.	-
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which could be specified in the settlement statement	+/0
Human Health	**-**	○ It would not result in loss of open space / core paths. ○ The site is close to an active poultry farm, which would cause nuisance of smell. Consultation to be held with necessary consultees. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	-
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU005 Land to the north of the Balring Road, Mintlaw		**Proposal: Employment use**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ Given the type of industries that would be located here, air quality is likely to have short to medium-term temporary insignificant effects.	0

		○ The site is close to a busy bus route, which could reduce commuter traffic.	
Water	**-**	○ The WWTW does not have capacity for this development, but the site will have to connect to a public sewer as it is not desirable to have septic tank. If the site is allocated, this will be specified in the settlement statement. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**?**	○ There would be minimal CO2 emissions from general heating and travel, however, CO2 emissions may increase depending upon the type of business that shall be operating on site. ○ The site is close to a busy bus route, which could reduce commuter traffic.	?
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the significant loss of prime agricultural land and Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term impact on biodiversity through the loss of habitats and disturbance to species that use the site. ○ The development will result in the loss of existing trees, woodland and hedges on the south and east boundary. ○ Mitigation measures, such as native tree planting and wildflower would reduce potential negative effects and provide biodiversity enhancement opportunities.	-/+
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**--**	○ There are a number of infrastructure constraints associated with the site, namely road to the south of the site, which will have a *long-term affect* and needs to be mitigated by expanding the road. The would be stated in the development requirements of the site. ○ Waste water drainage infrastructure needs to be upgraded to accommodate this development and discussion with Scottish Water is currently underway.	0
Population	**0**	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**-/?**	○ Would not result in loss of open space. ○ The industry may result in poor air quality which in turn likely to have long-term on effect on human health.	-/?
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU049 Site OP5, Nether Aden Road, West of Council Depot, Mintlaw		**Proposal: Erection of Healthcare Facility**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects and a busy bus route is near, which could reduce commuter traffic.	0
Water	**0**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel due to the location and connectivity with the settlement of Mintlaw. The site is near a busy bus route, which could reduce commuter traffic.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development may result in remediation of contaminated soil in the future, subject to the proposal on the site.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact or enhance biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal would not alter the character of the area and likely to blend in with the surrounding landscape over long term.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.	0
Human Health	**-**	○ It would not result in loss of open space / core paths. ○ Population is unlikely to be at risk from hazardous developments, however, it shall be subject to the proposal on site.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

NEW DEER

Preferred Sites

Site Ref: BU027 Part of OP3, Land at Auchreddie Croft, New Deer		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+**	○ The WWTW and WTW has capacity to accommodate this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There is a small area to the north has a risk of flooding, however, this can be mitigated through SUDS.	+
Climatic Factors	**0**	○ There would be moderate CO_2 emissions from general heating and travel (due to the distance to Mintlaw and other further settlements). ○ North West section of the site is in an area identified at *surface* water flood risk which would not have negative impact on the water environment. This would be mitigated through SUDs or open space.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ The type of house type is not known.	+/0

		○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU021 Land south of Fordyce Terrace/ east of The Manse, New Deer		**Proposal: 40 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+/-**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *high*. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term and this issue can be mitigated by adding a buffer strip around the watercourse.	+
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development is in an area identified at *fluvial* flood risk at the south east corner, however, this is unlikely to have a long-term effect on climate and the water environment.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0

		○ Although, there is a watercourse flowing on and surrounding the site, which would have no impact on the biodiversity as no records have been identified and the agricultural field is not considered to be a suitable habitat for wildlife.	
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The site is located on protected land that seeks to protect the setting of the village. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
Material Assets	**0**	○ Access from the A981 is not a constraint as it is a residential street.	0
Population	**-**	○ No information have been provided on house types. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the listed buildings and curtilage of listed buildings. The development may weaken the sense of place, and the identity of existing settlements. ○ Due to proximity and topography of the listed buildings surrounding the site, it is not possible to apply mitigation measures that would minimise impacts on all listed buildings.	--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU023 Land South of Fordyce Terrace, New Deer		**Proposal: 35 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Site is near a bus route, which could reduce commuter traffic.	0
Water	**--**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site where a watercourse is set to the edge (south) of the site and the quality of water bodies (loch) is *high*.	+

		○ The effect on the water environment also depends on potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term. ○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. A flood risk assessment may also be required."	
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development is in an area identified at *fluvial* flood risk and is likely to have a long-term effect on climate and the water environment. ○ Part of the site found to be at risk from flooding will not be included within an allocation, and if allocated, the development requirements for the site would state that a Flood Risk Assessment may be required.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ Although, there is a watercourse flowing on and surrounding the site, which would have no impact on the biodiversity as no records have been identified and the agricultural field is not considered to be a suitable habitat for wildlife.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The site is located on protected land that seeks to protect the setting of the village. However, the site is on a low level from the main settlement and therefore, would not have any sigficiant negative visual impact from and to the site ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-/0
Material Assets	**0**	○ Access from the A981 is a constraints associated with the site.	0
Population	**-**	○ No information have been provided on house types. However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the listed buildings and curtilage of listed buildings located to the west and within the centre of the settlement. ○ The development may weaken the sense of place, and the identity of existing settlements. ○ There is a C listed building 300m south of the site, although screened by trees and this would lessen the impact on the setting.	--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

NEW PITSLIGO

Preferred Sites

None.

Alternative Sites

Site Ref: BU034 Part of P1, East of Low Street, New Pitsligo		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW does not have capacity for this development and an upgrade to an adoptable standard would be required. ○ The WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There is includes drains to the east and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the drains and should integrated as positive feature of the development.”	0
Climatic Factors	**-**	○ There would be moderate CO2 emissions from general heating and travel. However, the site is near a bus route, which could reduce commuter traffic.	0
Soil	**-**	○ The proposed development is likely to have long-term adverse effects on soil through soil erosion, desegregation, deforestation compaction and pollution during construction phases. ○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.	0
Biodiversity	**--**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through habitat fragmentation or disturbance to species that use the site as a habitat. ○ Would result in the loss of part of an long-established woodland where the trees have been received the designation of TPOs. ○ Native tree planting would partially mitigate the loss of woodland. However, it may not possible to alleviate the loss of TPOs and this shall be subject to consultation with relevant consultees. ○ The disturbance to the long-established woodland may have a major impact on wildlife due to existing habitat creation in the area, in particular Wych Elm. ○ The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts.	-

		○ The development is likely to fragment woodlands, and cause habitat fragmentation / connectivity. ○ The development will result in the loss/effect of existing trees, woodland and hedges. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or drain would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and a buffer strip will be stated as part of the development requirements for the site, however, it will have impact on the loss of the protected flora species and may not be mitigated through replantation. A Tree Survey is necessary as a potential mitigation measure.	
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, especially due to being set on a steep slope, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely upgrading Church Road to single carriageway and upgrading drainage treatment work, otherwise they will have a *long-term affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**-**	○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Discussion around design to accord with the design policies contained within the LDP can be undertaken to mitigate this issue.	+/0
Human Health	**0/-**	○ It may disturb the existing open space / core paths. Alternatives would need to be provided to mitigate this impact. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

OLD DEER

Preferred Sites

Site Ref: BU010 Land at Abbey Street, Old Deer		**Proposal: 10 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WTW has capacity for this development. ○ WWTW is at does not have capacity for this development, therefore, it will have to connect to a public sewer. If the site is allocated, this will be specified in the settlement statement.	0
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development will result in the loss of existing trees, woodland and hedges, however, native tree planting can mitigate this and enhance biodiversity.	0/-
Landscape	**0**	○ The scale and location of the proposal will have neutral impact on the landscape character, and the effect is likely to be long-term.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure except for drainage, however, there is potential to connect to neighbouring drainage treatment.	0
Population	**0**	○ House types are currently unknown.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths, however, protection measure shall be in place to protect the existing core path set to the east.	0
Cultural Heritage	**--**	○ Site will impact on the Conservation Area. Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ This can be mitigated through suitable design, but new developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

None.

PETERHEAD

Preferred Sites

None.

Alternative Sites

Site Ref: BU039 Land at Damhead, West of Damhead Way, Peterhead		**Proposal: Retail units**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have some long-term negative effect on air quality, particularly due to heavy vehicle movement. ○ Site is near a bus route, which could reduce commuter traffic.	0
Water	**-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a drain and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the drain and should be integrated as positive feature of the development." ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.	+/0
Climatic Factors	**--**	○ There would be moderate CO_2 emissions from general heating and travel. This is because the units would have to remain the heating on throughout the day and the users would be travelling to the site by car (or other means of transport). ○ The development is in an area identified at *fluvial and /surface* water flood risk and is likely to have a long-term effect on climate and the water environment. However, mitigation measure such as SUDs or open space can be promoted to minimise the effect.	0/-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access from A90 and no other alternative access have been established. ○ All other necessary infrastructure is in place.	-
Population	**0**	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**--**	○ It would not result in loss of open space / core paths. ○ Development would be within land that is hazardous ground. ○ Development is within Health and Safety Executive outer and middle pipeline consultation zones. ○ Consultation with Health and Safety Executive and other relevant consultees will be required to identify mitigation measures, and if allocated, necessary de-contamination would need to be carried out as suggested by relevant consultees.	--
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment because there is no historic feature nearby or visible from the site	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU043 Land at Dales Industrial Estate, North of Damhead Way, Peterhead		**Proposal: 100 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality due to this extensive number of dwellinghouses. ○ Site is near a busy bus route, which could reduce commuter traffic, however, due to the number of units proposed, there would be long-term impact on the air quality through other means.	-
Water	**+**	○ The WWTW and WTW has for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The surface water flooding covers a small area to the south east and this can be mitigated through SUDs system.	+
Climatic Factors	**-**	○ There would be substantial CO_2 emissions generated from general heating and travel, however, the site is near a busy bus route, which could reduce commuter traffic.	0

		○ The development is in an area identified at risk from surface *water* flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could form part of the open space provision and if allocated, the development requirements for the site would state that a FRA may be required.	
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The land could have unknown contamination being too close to other industries. Consultation with relevant consultees and a Geotechnical Report would be able to confirm this.	0
Biodiversity	**-**	○ Although, it is unlikely to have a long-term adverse impact on biodiversity, but it is worth pointing out that there are trees along the boundary which may be suitable for habitat for certain species such as red squirrel. ○ The development is likely to maintain existing green networks and improve connectivity or create new links where needed. ○ The development may result in the loss of existing trees, woodland and hedges. ○ Re-plantation of native trees and appropriate layout of the development can protect trees.	0
Landscape	**0**	○ The scale and location of the proposal will not have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ However the site is relatively flat and strategic landscaping would mitigate visual impact.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely primary school, which will have a *long-term affect*. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**0**	○ House types are unknown, although it has been mentioned that a mixed house type would be delivered. ○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**--**	○ It would not result in loss of open space / core paths. ○ Poor air quality is likely to have long-term on effect on human health. ○ Population are at risk from hazardous developments. ○ Consultation to be carried out with Health and Safety Executive and apply any mitigation measure as suggested by the competent authority.	--
Cultural Heritage	**--**	○ The development will have long-term negative effect on the setting of Dales House (B listed building) and associated curtilage. The development may weaken the importance of the listed building. ○ Strategic landscaping may mitigate visual impact, which depends upon the topography close to the listed building and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU044 Land at Wellington Place Farm, West of A90 and Dales Industrial Estate, Peterhead		**Proposal: 500 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**--**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality due to the high number of homes. ○ Site is near a busy bus route, which could reduce commuter traffic.	0/-
Water	**+**	○ The WWTW and WTW has adequate capacity, however may or may not be able to service this development, this shall be subject to delivery of other developments and future growth plan. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There are some scattered surface water flooding areas to the east and south. These areas can be left as public open space or SUDs can be delivered to mitigate any flood.	+
Climatic Factors	**-**	○ There would be high CO2 emissions from general heating and travel however, the site is near a busy bus route, which could reduce commuter traffic. ○ Very small section of the site is in an area identified at *surface* water flood risk and is unlikely to have a long-term effect on climate and the water environment. SUDs or open space provision would be able to mitigate any issue.	0
Soil	**0**	○ The proposed development is unlikely to have long-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, such as badgers and Field Woundwort, their habitats and resting places or roosts. ○ The development may enhance existing green networks and improve connectivity or create new links where needed.	--
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping. ○ The expansion of the urbanisation is suitable as it is set at a very close proximity to an existing large settlement.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely secondary road access from A90 trunk road and also provision of primary school, which will have a long-term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**0**	○ Information on house types have not been provided. However, indicated that there shall be mixed house types and mixed tenure.	+

Human Health	**--**	○ It would not result in loss of open space / core paths. ○ Population are at risk from hazardous developments close by. ○ Consultation with Health and Safety Executive and other relevant consultees will be required to identify mitigation measures.	--
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU046 Site OP1, Inverugie Meadows, Waterside, Peterhead		**Proposal: Healthcare/Hospital**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site are bisected by a number of drain channels where the quality of water bodies *moderate*. A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the drains and will be integrated as positive feature of the development." ○ There is surface water drainage scattered around the site, however, more concentrated towards the south and this can be mitigated through SUDs, buffer strip and open space provision, as appropriate.	0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development is in an area identified at *surface* water flood risk and is likely to have a long-term effect on the water environment. Parts of the site found to be at risk from flooding would form part of the open space provision or SUDs. If allocated, the development requirements for the site would state that a FRA may be required.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat.	0

		○ The development is likely to adversely affect populations of flora and fauna species and mitigation measures may include wildflower verges, nectar plants, native plants and open space. ○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity. ○ The development will result in the loss of existing trees, woodland and hedges. ○ 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.	
Landscape	**-**	○ The scale and location of the proposal will have a neutral impact on the landscape character, and the effect is likely to be short-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.	0/-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure, however, a Transport Impact Assessment would be required and if allocated, this shall be stated in the settlement statement.	+/0
Population	**0**	○ No impact, although the development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**-**	○ Would result in loss of woodland. ○ Mitigation measure such as replantation would replace trees.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU047 Land at Ugie Road, West of Ugie Hospital, Peterhead		**Proposal: Extension of Ugie Hospital**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+/0

		○ The proposed development on a designated open space site, which is near a watercourse where the quality of water bodies (coastal) is *moderate* and no mitigation measure is required. ○ There is a small area at a risk from surface water flooding, this can be mitigated through the provision of open pace.	
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development is in an area close to coastal flood risk and has a minimal chance of having any long-term effect on climate and the water environment. A FRA may be required.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development may result in creation of contaminated soil. Consultation with relevant consultees would advise on this.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ 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.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the football field, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use and field pattern and boundaries will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	-/0
Material Assets	**++**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ Would increase capacity at the existing hospital.	++
Population	**0**	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**--**	○ Would result in loss of open space which has been designated as P1 site in the ALDP 2017 (sports pitch). However, the loss would not have a major impact because the total area is minimal and unlikely to adverse human health. ○ Poor air quality from infections and other chemicals is likely to have long-term on effect on human health living at a close proximity.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU052 Land at Faith Acres (OP1), Inverugie, Peterhead		**Proposal: 180 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality. However, the site is near a busy bus route, which could reduce commuter traffic.	-
Water	**-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to and bisected by few watercourses and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “Buffer strips will be required adjacent to the watercourses and should be integrated as positive feature of the development”.	+/0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development of loss of woodland is likely to worsen CO_2 emissions, however, replantation would mitigate some of the losses.	-
Soil	**--**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield and woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and would not improve connectivity or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ Mitigation measure such as replantation would not replace the woodland.	--
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**-**	○ The site is relatively accessible from amenity and essential facilities in Peterhead. ○ There would be a loss of natural environment (woodland).	-
Population	**-**	○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**-**	○ It would not result in loss of open space / core paths, however, would result in loss of woodland. ○ Poor air quality that would derive from the development is unlikely to have long-term on effect on human health.	0/-

		○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	**-**	○ The setting of Berryhill House which is a B listed building might be affected due to the development, screening may mitigate visual impact. ○ The design of the dwellinghouses close to the listed building must complement the listed building.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU053 Site A, North of Faith Acres (OP1 Extension), Inverugie, Peterhead	**Proposal: 24 homes**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.	0
Water	**+**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development of loss of woodland is not likely to worsen CO_2 emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield and woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ Mitigation measure such compensatory planting would mitigate some of the trees, however the woodland cannot be replaced at this location.	--
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0

Material Assets	**-**	○ The primary school does not have adequate provision to accommodate additional pupils. ○ The site is relatively accessible from amenity and essential facilities in Peterhead. ○ There would be a loss of natural environment (woodland).	-
Population	**-**	○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0/-**	○ It would not result in loss of open space / core paths, however, would result in loss of woodland. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/-
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU054 Site B, South of Faith Acres (OP1 Extension), Inverugie, Peterhead		**Proposal: 22 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.	0
Water	**+**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield and woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	--

		○ The development will result in the loss of existing trees, woodland and hedges. ○ Mitigation measure such as replantation would not replace the woodland.	
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**-**	○ The primary school does not have adequate provision to accommodate additional pupils. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ The site is relatively accessible from amenity and essential facilities in Peterhead. ○ There would be a loss of natural environment (woodland).	-
Population	**-**	○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths, however, would result in loss of woodland. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0/-**	○ The development is adjacent to an Archaeological Monuments Record "Hayfield", set to the west of the site. This is unlikely to have any impact from the development.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU055 Site South of Faith Acres (OP1 Extension), Berryhill, Peterhead		**Proposal: 150 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality.	-
Water	**-**	○ The WWTW and WTW has capacity for this development, however, this is subject to discussion with Scottish Water. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There are surface water flooding areas scattered in some areas. The areas can be managed through good drainage system/SUDs and provision of open space. ○ The site is bisected by a drain and this can be mitigated through a buffer strip. If allocated, this shall be included in the settlement profile.	0

Climatic Factors	**-**	○ There would be moderate CO_2 emissions from general heating and travel. ○ There would be a small increase in CO_2 emissions due to the loss of woodlands to the east and west. ○ The development is in an area identified at *surface* water flood risk and may be mitigated through appropriate drainage system.	-
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development shall replace parts of woodland sites and this is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ The woodland can form into open space and can be protected by buffer strips. ○ New connectivity for wildlife can be integrated into the development.	0
Landscape	**0**	○ Significant scale development that would further alter the character of the area. However the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping.	0
Material Assets	**--**	○ There are a number of infrastructure constraints associated with the site, particular access to the site from A950 and single track road (on the west). Access is unlikely to be permitted from the A950 and the single track road needs to be upgraded to accommodate additional traffic. ○ The primary school does not have adequate provision to accommodate additional pupils. ○ The site is relatively accessible from amenity and essential facilities in Peterhead. ○ There would be some loss of natural environment (woodland).	-
Population	**0**	○ Information on house types have not been provided. ○ Proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**-**	○ It would not result in loss of open space / core paths but would result in loss of woodland. This loss can be mitigated through replantation. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the setting listed buildings set to the west of the site. The development may weaken the sense of place, and the identity of existing settlements. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ The impact could be mitigated by natural and hard screening and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

RORA

Preferred Sites

None.

Alternative Sites

None.

ST COMBS

Preferred Sites

Site Ref: BU036 Land to West of St Combs (Phase 1)		**Proposal: 26 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+**	○ The WWTW and WTW has capacity to accommodate this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.	0

		○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However the site would appear to be a logical extension to the existing built up area.	
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**+/0**	○ There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population and this would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**+**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The development would be connected to existing cycle and core paths and connect to green spaces.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU037 Site North of High Street, St Combs		**Proposal: 30 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0**	○ The WWTW and WTW has capacity to accommodate this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ There is a risk of surface water flooding scattered around the site, this is proposed to be mitigated by installing SUDs for surface water disposal.	0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development is in an area identified at surface water flood risk and would be mitigated through the provision of buffer strip and SUDs.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0

Landscape	**0**	○ The ground if flat and the development will unlikely to create a negative impact on the landscape character. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change, however, this would be acceptable as there would be no negative visual impact from the coast. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The development would be screened by existing houses and soft screening would reduce landscape impact.	0
Material Assets	**++**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ There is adequate provision for drainage and water supply. ○ There is adequate provision for education in both primary and secondary schools. ○ Connectivity with existing development and open spaces can be achieved. ○ All homes shall be affordable homes.	++
Population	**+/0**	○ There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population. The occupiers shall be controlled by the Local Authority.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Development is not within Health and Safety Executive outer and middle pipeline consultation zones.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment as such, however, the layout and design to compliment the layout and design of the surrounding.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU035 Land to West of St Combs		**Proposal: 100 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The site is near a bus route, which could reduce commuter traffic.	0
Water	**-**	○ The WWTW / WTW has capacity is available for this area.	+/0

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The surface water flooding areas mainly found to the north, however, also found scattered throughout the site. This is proposed to be mitigated by SUDs, open space provision and buffer strip.	
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a bus route to Fraserburgh, which could reduce commuter traffic. ○ The development is in an area identified at surface water flood risk and would be mitigated through SUDs, open space and buffer strip.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. However the site would appear to be a logical extension to the existing built up area.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access and primary education which will have a long-term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**+**	○ There is a likelihood of having a mix of house types resulting in a moderate housing choice for all groups of the population.	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ New paths would be linked with the existing open spaces creating better connectivity throughout the village. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

ST FERGUS

Preferred Sites

Site Ref: BU022 OP1, South of Newton Road, St Fergus		**Proposal: 55 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have some negative effect on air quality due to the travelling for work. ○ The site is near a bus stop, which may reduce commuter traffic.	0
Water	**+**	○ The WWTW and WTW has capacity to accommodate this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *good* and this development would have no impact or potential deterioration on the waterbody.	+
Climatic Factors	**0**	○ There would be moderate CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development site is set adjacent to a native woodland. ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the neighbouring site as a habitat. ○ 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 and open space with appropriate measures to restore habitats.	+
Landscape	**0**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.	+

		○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ The development may provide links to existing core paths. ○ The proposal provides open space proportionate with scale of allocation. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the site/setting of listed buildings. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ However, mitigation measures such as soft screening would reduce any negative impact on the setting of the listed building.	0/-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU015 Land at Kinloch Road, St Fergus		**Proposal: 25 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+/0**	○ The WWTW and WTW has capacity for this development. ○ There are no watercourse at the boundary of the site and no information have been given or sought on the groundwater. It is anticipated that there would be no negative impact on the groundwater.	+/0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0

Landscape	**0**	○ Modest scale development on flat land that provides a logical extension to the settlement and would not significantly alter the character of the area. ○ Given that over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ Inadequate road infrastructure = the minor road needs to be widened, and include a footpath. Consultation with Roads Authority would be required.	-
Population	**0**	○ It is indicated that there will be a mix of house type to meet the needs of different groups.	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU059 Land at Kinloch Road, SE of Broom Hill, St Fergus		**Proposal: 50 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality in Peterhead. ○ St Fergus is on a bus route, which could reduce potential negative effects.	-/0
Water	**+/-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *good*. ○ The site is within fluvial flood risk area, therefore, Flood Risk Assessment would be required and if the site is allocated, this requirement shall be added in the settlement statement.	+/-
Climatic Factors	**-**	○ There would be moderate CO_2 emissions from general heating and travel. The site is reasonably close to a bus stop and this may reduce commuter traffic. ○ The east part of the development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an	0/-

		allocation. A flood risk assessment (FRA) would be required for mitigation purpose, and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ 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. ○ Mitigation measures such as open space and wildflower/nectar plants would enhance or protect the existing biodiversity. ○ The development may affect the existing trees, woodland and hedges, set to the north. This can be mitigated through buffer strip.	+
Landscape	**--**	○ The site is detached from St Fergus and the scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.	--
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU060 Land at Kinloch Road (Mixed Use), SE of Broom Hill, St Fergus		**Proposal: 64 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ In terms of air quality, the development is likely to have long-term negative effect on air quality in Peterhead. ○ St Fergus is on a bus route, which could reduce potential negative effects.	-/0
Water	**-**	○ The WWTW and WTW has capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near and on a watercourse where the quality of water bodies (loch/pond) is *good*. ○ The site is within fluvial flood risk area (east and north), therefore, Flood Risk Assessment would be required for mitigation purpose and if the site is allocated, this requirement shall be added in the settlement statement.	+/-
Climatic Factors	**-**	○ There would be moderate CO_2 emissions from general heating and travel. The site is reasonably close to a bus stop and this may reduce commuter traffic. ○ The east part of the development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. A flood risk assessment (FRA) would be required for mitigation purpose, and if allocated, the development requirements for the site would state that a FRA may or will be required.	0/-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain existing green networks. ○ Mitigation measures such as open space and wildflower/nectar plants would enhance or protect the existing biodiversity. ○ The development may affect the existing trees, woodland and hedges, set to the north. This can be mitigated through buffer strip.	+/-
Landscape	**-**	○ The site is detached from St Fergus and requires the development of BU059 to come forward. The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.	-

		○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ The overall landscape cannot be replaced and the sense of place shall be lost.	
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

STRICHEN

Preferred Sites

None. Bid BU050 has been withdrawn.

Alternative Site

Site Ref: BU009 Land at Norwood Field, North of Brewery Road, Strichen		**Proposal: 60 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**

Air	**-**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ Site is near a bus route, which could reduce commuter traffic.	0
Water	**--**	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *high*. ○ The effect on the water environment also depends on the extent to which the allocation connects to public sewage infrastructure.	+/0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however, the site is near a bus stop, which could reduce commuter traffic.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site and set adjacent to an established woodland, therefore, is likely to have long-term adverse impact on biodiversity through habitat fragmentation. ○ The development may result in the loss of existing trees and this can be mitigated through replantation. ○ Mitigation measures, such as a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**0**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ The access needs to be expanded to meet the Roads Policy and this would require demolition of one dwellinghouse.	0
Population	**-**	○ Mix of house types proposed resulting in a wide range of choices of housing for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**0**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**--**	○ The development may have long-term negative effect on the listed buildings and conservation sites. The development may weaken the sense of place, and the identity of existing settlements. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0

		○ The impact could be mitigated by natural or soft screening and providing high standard design homes and if the site is allocated, the proposed mitigation measures would be stated as part of the development requirements for the site.	
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU056 Land East of Playing Fields, Off B9093, Strichen		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+/0**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	+/0
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The site is near bus route, which could reduce commuter traffic.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**0**	○ The scale and location of the proposal will have no impact on the landscape character, and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely physical access to the site because the land is not within the applicant's ownership, which will have a temporary affect.	-
Population	**0**	○ No information on house types has been given. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0

Cultural Heritage	**-**	○ The development will have long-term and permanent negative effect on the Howford (Old Farmhouse) listed buildings. The development may weaken the sense of place, and the identity of existing settlements. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ The impact could be mitigated by soft/natural screening and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU057 Land South of the Cemetery, Off A981, Strichen	**Proposal: 45 homes**		
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ Air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**+/-**	○ The WWTW and WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (loch) is *high*. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ A buffer strip and SUDs system and appropriate planning of public sewer infrastructure would mitigate this issue.	+/0
Climatic Factors	**0/-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements for work (the need to travel long distances to services) and increased emissions.	0/-
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**--**	○ The development of a greenfield site which is set adjacent to a watercourse, likely to have long-term irreversible adverse impact on biodiversity through habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development may result in the loss of existing trees on site. ○ Replantation and wildflower verges/nectar plant along with provision of open space would mitigate habitat fragmentation and loss of trees.	-

Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Population	**?**	○ No information on house type have been given. However, LDP policies require a mix of house types.	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**--**	○ The development will have long-term and permanent negative effect on the setting of the listed buildings set to the north. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ The impact could be mitigated by delivering good designed homes that complement the listed buildings and natural screening and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

STUARTFIELD

Preferred Sites

Site Ref: BU007 Land to the West of Stuartfield		**Proposal: 20 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WTW has capacity for this development.	0

		○ The WWTW does not have capacity for this development 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. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (river) is *unknown*. ○ The site is on a flood risk area and the effect on the water environment also depends on potential deterioration of a waterbody and the extent to which the allocation is at risk from flooding. With the information on the quality of water around the site, the effects can be significant in the longer term. ○ Mitigation measure such as provision of open space can be incorporated into the development and if allocated, the mitigation measure shall be included in the settlement statement.	
Climatic Factors	**--**	○ There would be minimal CO_2 emissions from general heating. ○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. ○ Part of the site found to be at risk from flooding could form part of the open space provision. A flood risk assessment (FRA) must be submitted for mitigation purpose and if allocated, the development requirements for the site would state that a FRA may or will be required. ○ The woodland adjacent to the flood risk area might increase flood risk for the area if disturbed. ○ Mitigation measures such as buffer strips with further plantation may reduce flooding.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development of a greenfield site and adjacent to a river, hence, likely to have long-term adverse impact on biodiversity through the loss of habitats fragmentation disturbance to species that use the site as a habitat. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site. Furthermore, consultation to be held regarding the requirement of a Wildlife and Habitat Appraisal.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ Significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.	0
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at Stuartfield Primary school, which will have a temporary affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**?**	○ House types are not known. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0

		○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	**-**	○ It is unclear whether it would have negative on the B listed building situated within 500m to the west. ○ Natural screening and orientation and good design of the dwellinghouses would mitigate this.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternatives Sites

Site Ref: BU006 Land to the West of Stuartfield	**Proposal: 60 homes**		
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. However, the site is close to a bus stop, which could reduce commuter traffic.	0
Water	**--**	○ The WTW has capacity for this area. ○ The WWTW does not have capacity for this development 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. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a greenfield site has a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is *unknown*. ○ The effect on the water environment also depends on the potential deterioration of a waterbody and the extent to which the allocation is at risk from flooding. With the information on the quality of water around the site, the effects can be significant in the longer term. ○ There is risk of flooding within the site.	0/-
Climatic Factors	**--**	○ There would be minimal CO_2 emissions from general heating. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is close to a bus stop, which could reduce commuter traffic. ○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. ○ The east part of the site found to be at risk from flooding could form part of the open space provision. A flood risk assessment (FRA) must be submitted for mitigation purpose and if allocated, the development requirements for the site would state that a FRA may or will be required.	0

		○ The woodland adjacent to the flood risk area and might increase flood risk for the area if disturbed. Mitigation measures such as buffer strips with further plantation may reduce flooding.	
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○	0
Biodiversity	**-**	○ The development of a greenfield site may 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. ○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site. Furthermore, consultation to be held regarding the requirement of a Wildlife and Habitat Appraisal.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at Stuartfield Primary school, which will have a temporary affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**?**	○ House types are not known. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**?**	○ It is unclear whether it would have negative on the B listed building situated within 500m to the west.	?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU008 Land North of Knock Street, Stuartfield		**Proposal: 125 (80) homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-/0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The development shall increase traffic flow through Mintlaw.	-/0

Water	**0**	○ The WWTW does not currently have capacity, although, there is plan to expand the treatment work. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	**-**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a bus route, which could reduce commuter traffic.	0
Soil	**-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land.	-
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development will in minimal result in the loss of existing trees, woodland and hedges. ○ 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.	+
Landscape	**-**	○ The scale and location of the proposal is unlikely to have a negative impact on the landscape character, and the effect is likely to be long-term.	-
Material Assets	**-**	○ There are infrastructure constraints associated with the site, namely a secondary road access to the site has not been establish, which will have a long-term affect. ○ There is constraint in the provision of education and the timetable has not been agreed on extending the primary school. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**0**	○ Limited house types have been proposed resulting in a limited housing choice for all groups of the population. However, LDP policies require a mix of housing types.	+
Human Health	**0**	○ It may not result in loss of open space / core paths. Under a previous Bid, it was agreed to deliver the core path. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU016 Land South of Quartalehouse Farm, Stuartfield		**Proposal: 1 home and landscaping**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**0/?**	○ The WWTW capacity information not available for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0/+**	○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development will enhance biodiversity through landscaping.	0/+
Landscape	**-**	○ The location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. The impact could not be mitigated by strategic landscaping.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision which will have a temporary affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**-**	○ Single house proposed.	-
Human Health	**-**	○ Would result in loss of open space. ○ New open spaces would mitigate this.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – AUCHLEUCHRIES

Preferred Sites

None.

Alternative Sites

Site Ref: BU019 Land at Muirtack, Auchleuchries		**Proposal: Sand and gravel quarry (Identification within Area of Search for Minerals):** • **Extraction –(approx. 631,000 tonnes)** • **Storage / distribution –(sand & gravel stockpiles)** • **Site infrastructure (bunds/roads)** • **Undeveloped land**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**-**	○ Quarrying could worsen air quality in the area, but for the most part, air quality is likely to have short to medium-term temporary insignificant effects.	-
Water	**-**	○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. [NB Applies to all development]. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (surface) is bad. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, and the extent to which the allocation connects to public sewage infrastructure. ○ Effects will be temporary given the nature of the proposal.	0
Climatic Factors	**-/0**	○ Sand and gravel will go where there is a local need, thereby reducing emissions. However, the extraction of minerals will require heavy machinery, although effects will be temporary. ○ The proposal is to avoid extracting on the class 5 peat, otherwise development of peat soils would worsen CO2 emissions.	-/0
Soil	**0/-**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during its operation. ○ The development could have some effect on the adjoining peat soil.	0
Biodiversity	**0**	○ The development is not likely to affect important species and habitats as it is mostly farmed, and there is a coniferous tree belt adjacent.	0

Landscape	**0**	○ The proposal is unlikely to have a negative impact on a key feature of the landscape character. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will not be significantly changed and the land will be restored thereafter. ○ Furthermore, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term temporary effects.	0
Material Assets	**0**	○ The proposal will not create or impact significantly on existing facilities and road infrastructure.	0
Population	**0**	○ No impact.	0
Human Health	**0**	○ This site is not a heavily populated area, so it will not have a significant negative effect on human health.	0
Cultural Heritage	**0**	○ No impact providing an archaeological survey is undertaken prior to any development commencing as flint arrowheads were found in 1848 while removing an old bank.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – CLUBSCROSS

Preferred Sites

None.

Alternative Sites

Site Ref: BU011 Clubscross, Peterhead		**Proposal: 4 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ There is no bus stop at a close proximity.	0
Water	**-/0**	○ The WWTW has no capacity in this area, however, private drainage have been proposed. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0

Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**-**	○ The scale and location of the proposal will have some negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change and this shall be irreversible.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely road access, active travel and education provision at Maud Primary School, which will have a temporary affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	-
Population	**+/0**	○ Some mix of house types proposed resulting in a limited housing choice for all groups of the population.	+/0
Human Health	**-**	○ It will not result in loss of open space / core paths. ○ Adjacent to a farm, which could affect residents' amenity and safety. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	-/?
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – COWSRIEVE

Preferred Sites

None.

Alternative Sites

Site Ref: BU012 Land at Cowsrieve, Peterhead		**Proposal: 4 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**-**	○ The WWTW is not available for this area, therefore, private drainage have been proposed. ○ WTW is available in the area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?
Climatic Factors	**0**	○ There would be minimal CO2 emissions from general heating. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**-**	○ The scale and location of the proposal will have negative impact on the landscape character, and the effect is likely to be long-term. ○ It forms an outlook for suburban style housing development in the countryside and introduce ribbon development.	-
Material Assets	**-**	○ There are a number of infrastructure constraints associated with the site, namely education provision at Dales Park Primary, which will have a temporary affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased / the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).	+/0

Human Health	**?**	○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Adjacent to a farm, which could affect residents' amenity.	?
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – LONGSIDE AIRFIELD

Preferred Sites

Site Ref: BU041 Land at Longside Airfield Longside Peterhead		**Proposal: Employment Land (Mixed)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects depending on use.	0
Water	**0**	○ The WWTW is not available for this area. Private drainage has been proposed. ○ WTW is available in the area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ Surface water flooding areas are scattered within the site. This can be mitigated through appropriate SUDs.	0/?
Climatic Factors	**-**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ However, an active bus stop is relatively close, which may reduce commuter traffic. ○ Surface water flooding areas are scattered within the site. This can be mitigated through appropriate SUDs.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**+**	○ The development will enhance biodiversity through redevelopment of brownfield land.	+

		○ 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.	
Landscape	**0**	○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**0**	○ The development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**--**	○ The site is within 'Longside Airfield' special monument site, therefore, any development must be carefully planned and minimal earth work is carried out. ○ Mitigation measure such as good design and allow uses that would minimal movement or construction work on the site.	--/-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BU042 Land at Willowbank, Glendaveny, Peterhead		**Proposal: 18 homes (increased from 7 homes)**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. However, the site is not close a bus stop and a suitable access may not be provided to access the closest bus stop.	0
Water	**0**	○ The WTW has capacity for this area. ○ The WWTW is not available for this area, however, private drainage have been proposed. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?
Climatic Factors	**0**	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services) and increased emissions. However, negative effects are unlikely for this scale of development.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.	0
Landscape	**0**	○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0

Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	**0/-**	○ The site is within 'Longside Airfield' special monument site, therefore, any development must be carefully planned, and minimal earth work is carried out.	0/-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BU013 Faichfield, Longside, Peterhead		**Proposal: 4 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the scale of development, air quality is likely to have short to medium-term temporary insignificant effects. ○ The loss of trees would not have a significant negative impact on the environment, however, replantation can mitigate this.	0
Water	**-**	○ The WWTW is not available for this area. Public drainage have been proposed and this shall be incorporated into the settlement statement. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?
Climatic Factors	**0**	○ There would be minimal CO_2 emissions from general heating and travel from this small-scale development. ○ The site is not close a public transport route or a settlement, therefore, active travel cannot be achieved.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**-**	○ The development is surrounded by a woodland, which may have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or disturbance to species that use the site as a habitat. ○ The development is likely to result in the loss of existing trees, woodland and hedges. ○ 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.	+/-

Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced.	-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure. However, consideration must be given to the access into the site.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**0**	○ Unlikely to have any effects on the historic environment as there are no historic importance asset is set within 500 metres.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – RAVENSCRAIG

Preferred Sites

None.

Alternative Sites

Site Ref: BU004 Land at Ravenscraig, Inverugie		**Proposal: 16 homes**	
SEA Topics	**Effect**	**Comments and mitigation measures** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect - post mitigation**
Air	**0**	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	**--**	○ The WWTW and WTW has capacity/is not available for this area, however, private drainage has been proposed. The site is within a flood risk area, therefore, private drainage infrastructure is not recommended. If the site is allocated, this will be specified in the settlement statement.	--

		○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The proposed development on a flood risk area and adjacent to a river, river Ugie where the quality of water bodies (river) is moderate. ○ The effect on the water environment also depends on the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects can be significant in the longer term.	
Climatic Factors	**--**	○ There would be minimal CO_2 emissions from general heating and travel. ○ The majority of the site is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. There would be no solutions to mitigate the flood risk.	--
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	**-**	○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ Mitigation measures, such as a buffer strip next to water course would reduce potential negative effects and provide biodiversity enhancement opportunities.	0
Landscape	**-**	○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	-
Material Assets	**0**	○ The proposal will not lead to any significant pressure on local infrastructure.	0
Population	**-**	○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	**0**	○ It would not result in loss of open space / core paths.	0
Cultural Heritage	**--**	○ The introduction of more houses and on this location would affect the setting of a scheduled motte (castle).	--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITES – UPPERTON

Preferred Sites

None.

Alternative Sites

Site Ref: BU040 Land at Upperton, North of Sandford Cottage, Peterhead		**Proposal: Employment Land**	
SEA Topics	**Effect**	**Comments** Effects should be assessed in terms of • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term)	**Effect – post mitigation**
Air	**-**	○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0/-
Water	**0/?**	○ The WWTW and WTW have capacity for this development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0/?
Climatic Factors	**--**	○ The development of industrial development/employment land is likely to worsen CO_2 emissions. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. ○ Appropriate SUDs measure would alleviate and flood risk from within the site.	0
Soil	**0**	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	**0**	○ Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	**-**	○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The site is visible from the coast and Buchan Ness to Collieston Coast SPA which would result in the negative visual impact. ○ However, the site is relatively flat. The impact could be mitigated by strategic landscaping and planting trees for screening the site.	0/-
Material Assets	**-**	○ There is only one infrastructure constraint associated with the site, namely access from the A90, which cannot be utilised as a form of an access and no alternative road have been identified to utilise for forming an access.	-
Population	**0**	○ No impact, but the development would allow integration of the people where they live and work. Employment opportunity in the village.	0
Human Health	**?**	○ It would not result in loss of open space / core paths.	?

		○ If the development produces chemicals, etc. would result in poor air quality and this is likely to have long-term on effect on human health.	
Cultural Heritage	**-**	○ The east part of the site is bounded by the of Den of Boddam archaeological site, which are the former embankments of a disused railway line. Development should avoid affecting the embankment.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		