

Strategic Environmental Assessment of Bid Sites – Marr

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ABOYNE

Preferred Sites

Site Ref: MR020 Land North of LDP site M1, Aboyne North West		Proposal: 200 houses - RESERVED	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW has limited capacity - an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as Aboyne is on a main country bus route. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ There are no impacts on prime agricultural land or carbon rich soils 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area. The landscape experience is unlikely to change significantly providing the site is screened along its western boundary. It is mostly enclosed by woodland and existing allocations. The street layout and design will ensure the site enhances the area (e.g. through woodland planting to break up the site, which would reflect the high tree cover in the area. 	0
Material Assets	--	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is a scale likely to contribute to the upgrade of assets. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0

Population	-	o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (e.g. only 25% of the site is given to 2-bedroom homes). However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement).	+
Human Health	+	o According to the initial plans, there would be an increase area of open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	o Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR028 Birsemore, Aboyne		Proposal: 13 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WWTW has limited capacity for further development. Development of 13 homes would exceed this capacity and an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	0	o The site is not within a flood risk area o The proposal is unlikely to have any effect on Co2 emissions	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	-	o The development of a greenfield site is likely to have a long term impact on notifiable European Protected Species in the area (Red Squirrels) o The development could affect the conservation objectives and natural features of any international, national or locally important designated site o The development is likely to increase existing trees, woodland and hedges. o Mitigation in the form of design of development incorporating wildlife habitat features e.g. boxes.	0

Landscape	0	<ul style="list-style-type: none"> ○ 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. This is unlikely to have any effect ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0/?	<ul style="list-style-type: none"> ○ The proposal will have a short term but temporary negative effect on primary and secondary schools. ○ The proposal may put pressure on the local roads network but effects are unknown. 	0/?
Population	-	<ul style="list-style-type: none"> ○ No mix of house types is 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	+	<ul style="list-style-type: none"> ○ The development would provide access to open space 	+
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The site is located adjacent to an archaeological site however the impact could be mitigated by excluding the archaeology site if allocated, which is unlikely to affect its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR054 Land South of Dykehead Farm, Aboyne		Proposal: 120 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW has limited capacity - an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as Aboyne is on a main country bus route. 	0

		<ul style="list-style-type: none"> o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases There are no impacts on prime agricultural land or carbon rich soils 	0
Biodiversity	+	<ul style="list-style-type: none"> o The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	--	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area. The landscape experience is at risk of changing significantly unless the site is screened along its western and southern boundaries. It is a flat site, which is quite open to towards the A93. The development layout and design will ensure the site enhances the area, notably through sympathetic woodland planting, interspersed through the site for improving amenity value, providing aesthetic structure planting, as well as for screening the site. o Aboyne is currently screened by trees, and this site, which is on open countryside, would be visually prominent if not screened, otherwise it would have significant visual and landscape impacts. o Nonetheless, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	- -	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is a scale likely to contribute to the upgrade of assets. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed results in a housing choice for all groups of the population, including one, two and three bedroom 	+
Human Health	+	<ul style="list-style-type: none"> o Immediate proximity to Deeside Way creates good walkability / access to Aboyne centre. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o The development is located adjacent to an archaeological site however it is not anticipated to impact its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR081 Site Adjacent to Cluny Cottage, Aboyne		Proposal: 1 home	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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	-	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The small scale and location of this proposed development would not significantly alter the landscape. Native tree planting would further mitigate any impact. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on population as it is a single house. 	0
Human Health	0	<ul style="list-style-type: none"> ○ No impacts of note. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

ALFORD

Preferred Sites

Site Ref: MR043 Land at Kingsford Road, Alford		Proposal: 85 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity - an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is within walking distance of services and facilities. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development has opportunity to enhance biodiversity however hedgerows along the south boundary may be impacted. ○ The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	-	<ul style="list-style-type: none"> ○ The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. As Alford sits in a bowl (Howe of Alford), increasing development on the higher southern ground creates urban sprawl and a harder boundary to Alford from the south. ○ Therefore, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, solitude, naturalness, historical and cultural associations will change. ○ Mitigation through planting on the boundaries of the site would to reduce the impact of the site. 	0
Material Assets	--	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is a scale likely to contribute to the upgrade of assets. 	0

		<ul style="list-style-type: none"> ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (e.g. only 25% of the site is given to 2-bedroom homes). However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	+	<ul style="list-style-type: none"> ○ Would create new open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the Battle of Alford HES battlefield. The development may weaken the sense of place, and the identity of Alford. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes. ○ However, the site is not within the core of the battlefield and planting would separate the development from this key area. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR049 Site East of Parkview, Alford		Proposal: Employment land General industrial 0.5ha	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity - an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ A proposal on this scale is unlikely to have any effect on CO2 emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience is not likely to change significantly with key characteristics remaining. 	0

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

Alternative Sites

Site Ref: MR015 Meikle Endovie, Land East of Alford, South of A944, Alford		Proposal: 250 homes/local retail/community uses	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW and WWTW have limited capacity - an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.”	0
Climatic Factors	-	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities.	0

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

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

Site Ref: MR042 Land at Greystone Farm, Alford		Proposal: 245 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW and WWTW have limited capacity - an upgrade to an adoptable standard would be required.	0

		<ul style="list-style-type: none"> Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> The development has opportunity to enhance biodiversity however hedgerows along the south boundary may be impacted. The development will enhance biodiversity through open space opportunities to the north of the site (i.e. changing it from agriculture). 	+
Landscape	-	<ul style="list-style-type: none"> The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. As Alford sits in a bowl (Howe of Alford), increasing development on the higher southern ground creates urban sprawl and a harder boundary to Alford from the south. Therefore, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, solitude, naturalness, historical and cultural associations will change. Mitigation through planting on the boundaries of the site is unlikely to reduce the impact of the site. 	-
Material Assets	--	<ul style="list-style-type: none"> The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Both the secondary and primary school will be on or around capacity by 2022, a growth project for the WWTW is required and there will be a significant impact on junctions northwards off the A93. The development is a scale likely to contribute to the upgrade of assets. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> Unknown mix of house types proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	+	<ul style="list-style-type: none"> Would create new open space. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	--	<ul style="list-style-type: none"> The development will have long-term and permanent negative effect on the Battle of Alford HES battlefield. The development may weaken the sense of place, and the identity of Alford. 	--

		○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes.	
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

BANCHORY

Preferred Sites

Site Ref: MR014 Land at Site C, Hill of Banchory East, Banchory		Proposal: Retail park (class 1)	
SEA Topics	Effect	Comments	Effect – post mitigation
Air	0	Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 (ground, coastal, transitional or loch) is high. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0

Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases .	0
Biodiversity	--	o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site.	0
Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining.	0
Material Assets	+	o The quality of new asset, created through the development of this site, would be a long term public asset.	+
Population	0	The development would allow integration of the people where they live and work. Employment opportunity in the town.	0
Human Health	0	o Development would not result in loss of open space / core paths. o There is opportunity to connect to adjacent path networks.	+
Cultural Heritage	0	o Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR024 Bellfield Car Park, Banchory		Proposal: Royal Deeside Visitor Centre and Heritage Hub	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	0	o The WTW has capacity but the WWTW has limited capacity – the site is currently serviced and this change of use is unlikely to result in additional pressures. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	0	o The site is not in an area identified for flood risk o Long term impacts are likely from the increases in CO2 generated by the development. However, as the site is currently developed these are not significant	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	0	o Unlikely to have a long-term adverse impact on biodiversity.	0
Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining	0
Material Assets	+	o The quality of new asset, created through the development of this site, would be a long term public asset. As the redevelopment of a potentially vacant site the proposal will have a positive impact.	+
Population	0	o The quality of new asset, created through the development of this site, would be a long term public asset.	0
Human Health	0	o Unlikely to have an impact to human health.	0
Cultural Heritage	+/?	o The proposed heritage use could encourage awareness and the wider protection of heritage assets.	+/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR038 Lochside of Leys Banchory		Proposal: 100 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.”	0
Climatic Factors	-	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0

Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to maintain or enhance existing green networks and improve connectivity or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ The development may not protect biodiversity through the proposed development. ○ Mitigation measures, such as a habitat and ecological survey, compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between 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. ○ 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	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a longterm effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> ○ Mix of house types proposed resulting in housing choice for all groups of the population. 	+
Human Health	+	<ul style="list-style-type: none"> ○ The site has opportunity to create new access to existing pathways. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The site contains part of an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site with any impact mitigated through an archaeological survey or not included in the allocation. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR039 Lochside of Leys Banchory		Proposal: 200 homes - RESERVED	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to maintain or enhance existing green networks and improve connectivity or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. ○ Mitigation measures, such as a habitat and ecological survey, compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	0

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

Site Ref: MR061 Land at former Glen O'Dee Hospital, Corsee Road, Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal on this scale has potential to cause an increase in concentrations of CO2 emissions through increased travel however the site is well connecting in terms of existing footpath networks and the proximity to the town centre. 	0

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

Site Ref: MR077 Land at Upper Lochton, Banchory		Proposal: 40 homes - RESERVED	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ Development of this scale is unlikely to have any effects on air quality. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will have a minimal impact on existing green networks (P10). 	0
Landscape	0	<p>The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment.</p>	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a longterm effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> ○ Mix of house types proposed resulting in some housing choice for all groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ The site would not create new access to existing pathways within open space. ○ Would result in some loss of open space but core paths retained. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<p>Unlikely to have any effects on the historic environment</p>	0
Key	<p>+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect</p>		

Site Ref: MR080 Site R4, Banchory		Proposal: Health care use	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions due to its links with active travel paths and is on a public transport network. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-	<ul style="list-style-type: none"> ○ The development may result in the loss of existing tree and parkland. 	-
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	+	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The proposal will provide a new community facility. 	+
Population	0	<ul style="list-style-type: none"> ○ This type of proposal does not provide any impacts on the population. 	0
Human Health	-/+	<ul style="list-style-type: none"> ○ Would result in loss of open space ○ Would provide a health care facility likely to have long-term positive effect on human health 	-/+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR029 Land at Deebank, Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – the development may be accommodated otherwise 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. ○ The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity. ○ The development will result in the loss of existing trees, woodland and hedges including those under a TPO. ○ Mitigation measures such as compensatory planting is unlikely to replace the value of the TPO trees lost. A buffer strip or construction method statement would reduce potential negative effects on the LNCS and SAC. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	-

Landscape	0	o The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees.	0
Material Assets	0	o The proposal will not lead to any significant pressure on local infrastructure.	0
Population	-	o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	0	o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. o The development of the site is unlikely to have any significant effects on existing pathways and access open space.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR030 Land at Deebank, Banchory		Proposal: Visitor Centre/ Heritage Hub	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – the development may be accommodated otherwise an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.”	0
Climatic Factors	-	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. o The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0

Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity. ○ The development will result in the loss of existing trees, woodland and hedges including those under a TPO. ○ Mitigation measures such as compensatory planting is unlikely to replace the value of the TPO trees lost. A buffer strip or construction method statement would reduce potential negative effects on the LNCS and SAC. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	-
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees. 	0
Material Assets	+	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, would be a long term public asset. 	+
Population	0	<ul style="list-style-type: none"> ○ This type of proposal does not provide any impacts on the population. 	0
Human Health	0	<ul style="list-style-type: none"> ○ Unlikely to have an impact to human health. 	0
Cultural Heritage	+/?	<ul style="list-style-type: none"> ○ The proposed heritage use could encourage awareness and the wider protection of heritage assets. 	+/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR031 Land West of Auchattie, Banchory		Proposal: 15 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-/?	<ul style="list-style-type: none"> ○ The WWTW / WTW capacity is unknown for this area. Private sewer systems may have a permanent long term risk for the surrounding ground water supply. 	-/?

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	
Climatic Factors	-	<ul style="list-style-type: none"> o A proposal of this scale is unlikely to affect CO2 emissions. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> o The development of an ancient woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development could affect the conservation objectives and natural features of any international, national or locally important designated site o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development will result in the permanent loss of existing trees where there is no scope for appropriate compensatory planting. 	--
Landscape	--	<ul style="list-style-type: none"> o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. The wooded hill slopes are a key feature of the Landscape character of the area. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	--
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to a significant increase in pressure on local infrastructure, 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/-0
Human Health	-	<ul style="list-style-type: none"> o The development of the site will have a negative effect on the sense of place associated with Scolty Woodland Car Park 	-
Cultural Heritage	-	<ul style="list-style-type: none"> o The development contains an archaeological site. o The impact could be mitigated by excluding the area if allocation 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR033 Land at Banchory West, South-East of Golf Course, Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--/+	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development has potential to enhance biodiversity value of the site and adjacent habitats. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however strategic planting would mitigate the impacts. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ The development of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR040 Tillynarb, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. 	0

		o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site.	
Landscape	0	o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment.	0
Material Assets	-	o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a longterm effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.	0
Population	+	o Mix of house types proposed resulting in a housing choice for all groups of the population.	+
Human Health	0	o The site would not create new access to existing pathways within open space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR041 Upper Arbeadie, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	-	o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

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

Site Ref: MR053 R3 Land East of Raemoir Garden Centre, Banchory		Proposal: 100 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts. ○ The development will result in the permanent loss of a woodland site and that no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--
Landscape	-	<ul style="list-style-type: none"> ○ The landscape experience of the Dee Valley Special Landscape Area is not likely to change significantly with key landscape characteristics remaining and the site would remain relatively contained by trees if mitigated by a woodland boundary. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a longterm effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types are unknown however, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> ○ Woodland is not currently open space for recreational use. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR056 Land at Upper Arbeadie Road, Banchory		Proposal: 61 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-/?	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services due to lack of public transport) and increased emissions. However many services are still within walking/cycling distance and public transport may improve with further development increasing demand. ○ Not within identified flood risk area 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges and it is uncertain as to whether the loss could be fully mitigated. 	-/?
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a <i>longterm effect</i>. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> ○ Mix of house types proposed resulting in some housing choice for all groups of the population. 	+
Human Health	0	<ul style="list-style-type: none"> ○ The site would not create new access to existing pathways within open space. 	0

		<ul style="list-style-type: none"> ○ Would result in some loss of open space but core paths retained. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR062 Land at Hillcroft Road, Banchory		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-/?	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services due to lack of public transport) and increased emissions. However many services are still within walking/cycling distance and public transport may improve with further development increasing demand. ○ Not within identified flood risk area 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development will result in the loss of existing trees, woodland and hedges. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--

Landscape	0	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a longterm effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in some housing choice for all groups of the population. 	+
Human Health	0	<ul style="list-style-type: none"> o The site would not create new access to existing pathways within open space. o Would result in some loss of open space but core paths retained. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR075 OP1 Woodend, East Banchory		Proposal: Mixed use, 35 home eco-village	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high. o The site is adjacent to a watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip may be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Effects can be mitigated as the site has opportunity to connect to active travel networks and is partly within walking distance of services and facilities. 	0

		<ul style="list-style-type: none"> o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required 	
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--/+	<ul style="list-style-type: none"> o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development has potential to enhance biodiversity value of the site and adjacent habitats. 	+
Landscape	0	<ul style="list-style-type: none"> o The proposal is unlikely to have any negative effect on landscape quality – minimal impact on Dee Valley SLA landscape setting. o Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a longterm effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> o A mix of house types is proposed resulting in a housing choice for all groups of the population. 	+/0
Human Health	+	<ul style="list-style-type: none"> o Is expected to enhance foot / cycle path network. o Recreational use will enhance health and wellbeing. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	The development lies adjacent to Crathes Castle Gardens and Designed Landscape. The development is unlikely to weaken the sense of place, and the identity of the site.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR076 P1 Land at Alexander Park		Proposal: 40 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o In terms of air quality, the development is unlikely to have any impact. 	0

Water	-	<ul style="list-style-type: none"> o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. <p>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.</p>	0
Climatic Factors	-	<p>The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</p>	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--/?	<ul style="list-style-type: none"> o The development this site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges. o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	0/?
Landscape	0	<ul style="list-style-type: none"> o The site is located within the River Dee Special Landscape Area however the landscape experience is not likely to change significantly due to its containment. 	0
Material Assets	-	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely WWTW and education provision which could have a longterm effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+/0	<ul style="list-style-type: none"> o A mix house types proposed resulting in housing choice for all groups of the population. 	+/0
Human Health	--	<ul style="list-style-type: none"> o The development would result in loss of recreational space. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	--
Cultural Heritage	0	<ul style="list-style-type: none"> o The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as its setting is contained within woodland. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

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

CAIRNIE

Preferred Sites

Site Ref: MR013 Land at Binside, Cairnie, Huntly		Proposal: 10 homes - RESERVED	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW / WTW has limited capacity for this area and an upgrade 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. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ However, public transport is available in the area which could reduce commuter traffic. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is unlikely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between 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	+	<ul style="list-style-type: none"> ○ Development of the site is likely to sustain local community uses and upgrade the existing WTW/WWTW . 	+
Population	?	<ul style="list-style-type: none"> ○ The housetypes are unknown. 	+/0

		○ 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	○ Provision of new housing, particularly affordable housing, in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	○ 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.

CLATT

Preferred Sites

None.

Alternative Sites

None.

CRAIGWELL

Preferred Sites

None.

Alternative Sites

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

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

CRATHES

Preferred Sites

None.

Alternative Sites

Site Ref: MR078 Land South West of Crathes Public Hall, Crathes		Proposal: Cemetery	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	0	<ul style="list-style-type: none"> 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	-	<ul style="list-style-type: none"> The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. The development is in an area identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> The development of a greenfield and semi-natural woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. The development could affect the conservation objectives and natural features of any international, national or locally important designated site. The development will result in the loss of existing trees, woodland and hedges. Mitigation measures, such as a compensatory planting or a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the woodland could be excluded and the need for compensatory planting will be stated as part of the development requirements for the site. 	0
Landscape	-	<ul style="list-style-type: none"> The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however strategic planting would mitigate the impacts. 	0
Material Assets	+	<ul style="list-style-type: none"> The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The creation of additional cemetery space would improve on the availability of facilities. 	+
Population	0	<ul style="list-style-type: none"> This type of proposal does not provide any impacts on the population. 	0
Human Health	+	<ul style="list-style-type: none"> It would not result in loss of open space / core paths. The site would create additional open space. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

DRUMBLADE

Preferred Sites

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

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

Alternative Sites

None.

DRUMDELGIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR037 Drumdelgie Calf Unit, Cairnie, Huntly		Proposal: 8 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW is not available for this area – private supply required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a brownfield site is near a watercourse where the quality of water bodies is <i>moderate</i>. 	-/?

		<ul style="list-style-type: none"> o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased car dependency (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. o The development is in an area identified at high flood risk (surface water) and is likely to have a long-term effect on climate and the water environment. o This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> o The development of a greenfield site is un-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. 	0
Landscape	0	<ul style="list-style-type: none"> o Located in Deveron Valley SLA of high scenic quality – key characteristic is its grand sense of scale (this development would be low visual impact due to natural screening) but the nature of land use will be changed o The landscape experience is likely to change - openness, scale, colour, texture, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given the scale of the proposal and its nature over a long term, what gets developed will become part of the landscape 	0
Material Assets	0	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> o No mix of house types proposed resulting in a limited housing choice for all groups of the population. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> o New path proposed for site but unlikely to impact on access to open space in a significant way o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FINZEAN

Preferred Sites

Site Ref: MR008 Site to East of Finzean Village Hall		Proposal: 8 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-/?	<ul style="list-style-type: none"> ○ The WWTW is not available for this area. WTW capacity is unknown. ○ 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	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	-	<ul style="list-style-type: none"> ○ 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. ○ The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ Would result in new core paths or connecting paths close to the development. ○ Risks are associated with lack of active links back to the village 	0

		o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	0	o The site would have a no impact on any cultural heritage assets.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR007 Site to East of Dubston, West of Strachan		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--/?	o The WWTW is not available for this area. WTW capacity is unknown. o The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation may be at risk from flooding. o The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required."	--/?
Climatic Factors	0	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	-/+	o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development will result in the loss of existing trees, woodland and hedges and mitigation would not overcome the permanent loss of broadleaved/conifer woodland o The development will enhance biodiversity through redevelopment of brownfield land.	-/+
Landscape	0	o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	0

		<ul style="list-style-type: none"> ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations 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. 	
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/-0
Human Health	0	<ul style="list-style-type: none"> ○ Risks are associated with lack of active links back to the village. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

FORGUE

Preferred Sites

None.

Alternative Sites

None.

GARTLY

Preferred Sites

None.

Alternative Sites

None.

GLASS

Preferred Sites

None.

Alternative Sites

Site Ref: Land at Invermarkie Farm		Proposal: 5 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ Biomass could worsen air quality in the area. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. WTW reinforcement may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The development is unlikely to have a significant effect on water quality. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ This will not lead to significant CO2 emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development of a greenfield site is un-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 will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between 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. ○ However, given the scale of the proposal and its nature over a long term, what gets developed will become part of the landscape. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ A limited mix of house types are proposed resulting in a limited housing choice for all groups of the population. 	+/-0

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

GLENKINDIE

Preferred Sites

None.

Alternative Sites

None.

HUNTLY

Preferred Sites

Site Ref: MR002 Land at Steven Road Huntly BUS1		Proposal: Affordable housing (100%) (50 homes)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects associated with addition to an already developed area 	0
Water	-	<ul style="list-style-type: none"> ○ There is limited WTW capacity and the WWTW capacity is unknown for this area; 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	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The development is in an area identified at low flood risk; it is likely to be localised and accommodated within the site. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposal is unlikely to have a significant adverse effect on soil quality in the area through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. The site is well covered by a naturalised grassland ○ The development is unlikely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. ○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have short-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary is overcapacity and this site is likely to exacerbate this issue. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue. 	-
Population	+	<ul style="list-style-type: none"> ○ The house types are unknown therefore the significance of effects is unknown. ○ However affordable housing would be specified in the settlement statement which would meet a shortfall. 	+
Human Health	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any significant effects on existing pathways and access to open space. 	0

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

Site Ref: MR011 Deveron Road, Huntly		Proposal: 52 Homes (100% affordable housing)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	-	o In terms of air quality, the development is likely to have long-term negative effect on air quality.	-
Water	-	o There is limited WTW capacity and the WWTW capacity is unknown for this area; an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	0	o There would be minimal CO ₂ emissions from general heating and travel. o The development is in an area identified at low flood risk; it is likely to be localised and accommodated within the site.	0
Soil	0	o The proposal is unlikely to have a significant adverse effect on soil quality in the area through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	0	o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
Landscape	0	o The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. o Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have short-term effects.	0
Material Assets	-	o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary is overcapacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue.	-
Population	+	o Affordable housing proposed resulting in an increase to housing choice for all groups of the population.	+

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

Site Ref: MR047 Land Adjacent to Linnorie Business Park, Huntly		Proposal: Employment land – business and offices 0.34ha	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> ○ There is limited WTW capacity and the WWTW capacity is unknown for this area; 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	○ A proposal on this scale is unlikely to have any effect on 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 construction phases	0
Biodiversity	0	○ The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area.	0
Landscape	0	○ The proposal is of a scale and location which is unlikely to have any negative effects on key features of the farmland landscape, quality or the setting of the town.	0
Material Assets	0	○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These are unlikely to be significant or cause adverse impacts due to the scale.	0
Population	0	○ The proposal would provide employment.	0
Human Health	0	○ The scale and use of the site would have negligible impacts.	0
Cultural Heritage	0	○ The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect		

0 = neutral effect ? = uncertain effect

Alternative Sites

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

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

Site Ref: MR003 Sites OP4 and OP5 Battlehill Fields Huntly		Proposal: 11 homes (private)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	-	<ul style="list-style-type: none"> ○ It is proposed to be served by private waste 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. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is poor. ○ With the information on the quality of water around the site, the effects can be significant in the longer term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely effect the conservation, protection and enhancement of 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. ○ The development may result in the loss of existing trees, woodland and hedges but may enhance existing. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Deveron Valley Special Landscape Area but is in an infill location within the town. ○ The proposal is of a scale and location which is unlikely to have any negative effects on key features of the landscape, quality or the setting of the town. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These are unlikely to be significant or cause adverse impacts due to the scale. 	0
Population	-	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ Unlikely to have any significant effects. ○ It would not result in loss of open space / core paths. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR044 Land East of Linnorie Business Park, Huntly		Proposal: Employment land (general industrial) and Farm shop	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> ○ The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing. 	-
Water	-	<ul style="list-style-type: none"> ○ There is limited WTW capacity and the WWTW capacity is unknown for this area; an upgrade to an adoptable standard would be required. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term but depending on the use of the site cause long term impacts. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal on this scale is likely to have an effect on CO2 emissions in the medium term and is not situated in a location likely able to mitigate this impact through public transport. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Deveron Valley Special Landscape Area and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use will change in that the proposal will have a negative impact on the setting of the town. ○ The landscape experience will likely be effected in the medium term as the rural character of the valley is sensitive to encroachment of built development. ○ Mitigation in the form of strategic landscaping may reduce some of visual impact of the development but not overcome its prominence in the SLA and effect on the character of the area. 	--
Material Assets	?/+	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A large scale employment site may deliver an upgrade to the WTW however the impact due to the uncertainty of the A96 route is unclear at this time. 	?/+
Population	0	<ul style="list-style-type: none"> ○ The proposal would provide employment. 	0
Human Health	0/?	<ul style="list-style-type: none"> ○ The scale and use of the site would have negligible impacts. 	0/?
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development of the site is unlikely to have any effects on the historic environment. 	0

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

Material Assets	?/+	o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A large scale employment site may deliver an upgrade to the WTW however the impact due to the uncertainty of the A96 route is unclear at this time.	?/+
Population	0	o The proposal would provide employment.	0
Human Health	0/?	o The scale and use of the site would have negligible impacts.	0/?
Cultural Heritage	0	o The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR066 Site Adjacent to Bleachfield Street, Huntly		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	--	o There is limited WTW capacity and the WWTW capacity is unknown for this area; an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i> . The effect on the water environment would depend on how much development takes place within the flood risk area of the site. o The site is adjacent includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development	0
Climatic Factors	--	o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. o Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. This could also be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. o The development is not of a scale to result in effects on CO2 emissions.	0/?

Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	-/+	<ul style="list-style-type: none"> o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site. o The development is likely to enhance existing green networks and improve connectivity/function where needed. 	+
Landscape	0	<ul style="list-style-type: none"> o The proposal is of a scale and location which is unlikely to have any negative effects on key features of the landscape, quality or the setting of the town. 	0
Material Assets	-	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards new facilities however the local primary is overcapacity and this site is likely to exacerbate this issue. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects although the scale may not be sufficient to overcome the issue. o The site would not contribute to the redevelopment of vacant or derelict land. 	-
Population	-	<ul style="list-style-type: none"> o A limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types which would be specified in the settlement statement (e.g. in the vision statement). 	+/-0
Human Health	0	<ul style="list-style-type: none"> o Unlikely to have any significant effects. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o The development of the site is unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR067 Site Adjacent to Upper Pirriesmill, Huntly		Proposal: 3 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WTW has capacity for this area. o WWTW is not available for this area but a private septic tank arrangement is proposed. 	-

		<ul style="list-style-type: none"> Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	
Climatic Factors	0	<ul style="list-style-type: none"> There would be minimal CO2 emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	-	<ul style="list-style-type: none"> The development will result in the loss of existing trees, woodland and hedges. If allocated the area of trees on the boundary could be protected 	0
Landscape	0	<ul style="list-style-type: none"> In light of the scale and location of the proposal, it would have a limited impact on the landscape character and the effect is likely to be short-term. 	0
Material Assets	0	<ul style="list-style-type: none"> There are a number of infrastructure constraints associated with the site, namely education provision at Gordon PS which will have a temporary affect. The proposal will not lead to any significant pressure on local infrastructure, 	0
Population	-	<ul style="list-style-type: none"> No mix of house types proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated. 	-
Human Health	0	<ul style="list-style-type: none"> It would not result in loss of open space / core paths. Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR050 Land South East of Glencommon Wood, Inchmarlo, Banchory		Proposal: 200 homes (retirement housing)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	- -	<ul style="list-style-type: none"> There is WTW capacity however Inchmarlo is served by a private 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. 	--

Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions but this is partly mitigated by potential low car usage as residents will be primarily elderly with less need to travel. o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--/?	<ul style="list-style-type: none"> o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area with the landscape experience likely to change significantly however the area of woodland to the west will not be included within an allocation which would mitigate the impacts. 	0
Material Assets	++	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. o A significant positive effect through provision of housing for the elderly/independent retirement housing and potentially improved community facilities through enlargement of care village. 	++
Population	+	<ul style="list-style-type: none"> o Specialised housing for care village (with mix of housing types) 	+
Human Health	+	<ul style="list-style-type: none"> o The site will form part of the private path network of Inchmarlo to link it to the central care and dining facilities in Inchmarlo House o Linking to existing pathways that connect to core path network o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o The site is in close proximity to B listed Inchmarlo House however the existing woodland would sufficiently separate the asset from the development and unlikely to impact on its landscape setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR012 Bridge of Canny East, Bridge of Canny		Proposal: 3 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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 watercourse and a buffer strip may be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-/+	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development has potential to enhance biodiversity value of the site and adjacent habitats. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area. However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. 	0
Population	-	<ul style="list-style-type: none"> ○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. Potential for negative cumulative effects which cannot be mitigated. 	-
Human Health	0	<ul style="list-style-type: none"> ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect		

0 = neutral effect ? = uncertain effect

Site Ref: MR068 Land at Golf Course, West of Glassel Road, Inchmarlo, Banchory		Proposal: 100-150 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	?	<ul style="list-style-type: none"> ○ The WTW has capacity however it is not known whether this will be served by private sewer or public. Public sewers in the area would require upgrading. ○ 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	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-
Soil	-0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area with the landscape experience unlikely to change significantly due to the woodland containment. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision which could have a longterm effect. The development is a scale likely to contribute to the upgrade of assets. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	+	<ul style="list-style-type: none"> ○ Mix of house types proposed including retirement housing 	+
Human Health	+	<ul style="list-style-type: none"> ○ Path network provision is proposed, with potential to link to core path network. 	+

		○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	
Cultural Heritage	0	○ The site lies adjacent to B listed Inchmarlo House however development is unlikely to effect the qualities of the asset and its setting due to the existing woodland buffer.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KEIG

Preferred Sites

None.

Alternative Sites

None.

KENNETHMONT

Preferred Sites

Site Ref: MR064 Land South of B9002 (Phase 1), Kennethmont, Huntly		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0

Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity for this area. WWTW growth project is currently underway but WTW would need a growth project. ○ 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	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale it likely to have only a minor negative effect. 	-/0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity ○ The development includes enhancement of biodiversity. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> ○ A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> ○ Would result in additional open space ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR063 Land South of B9002 (Masterplan), Kennethmont, Huntly		Proposal: 70 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity for this area. WWTW growth project is currently underway but WTW would need a growth project. ○ 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 watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is likely to affect CO2 emissions. The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity ○ The development includes enhancement of biodiversity. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The site is relatively flat and would appear to be a logical extension to the existing allocation. ○ The landscape experience is likely to change significantly with the open agricultural landscape being disrupted. ○ The impact may be mitigated by strategic landscaping on approaches to the village (eastern and southern boundaries). 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	0	<ul style="list-style-type: none"> ○ A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased, which would be specified in the settlement statement (e.g. in the vision statement). 	+

Human Health	+	<ul style="list-style-type: none"> ○ Would result in additional open space ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR065 Land South of B9002 (Phase 2), Kennethmont, Huntly		Proposal: 40 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity for this area. WWTW growth project is currently underway but WTW would need a growth project. ○ 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 watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-/0	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale it likely to have only a minor negative effect. 	-/0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity ○ The development includes enhancement of biodiversity. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The site is relatively flat and would appear to be a logical extension to the existing allocation. ○ The landscape experience is likely to change significantly with the open agricultural landscape being disrupted. ○ The impact may be mitigated by strategic landscaping on approaches to the village (eastern and southern boundaries). 	0

Material Assets	-	<ul style="list-style-type: none"> There are a number of infrastructure constraints associated with the site, namely education provision at both Kennethmont Primary and The Gordons Schools which will have a medium term affect. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	-	<ul style="list-style-type: none"> A mix of house types are proposed although the limited bedroom options does not provide choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types/ the density of the site could be increased, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> Would result in additional open space Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

KINCARDINE O'NEIL

Preferred Sites

Site Ref: MR019 A93 & Pitmurchie Road (Option 3)		Proposal: 84 homes - RESERVED	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form 	0

		part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> There are a number of infrastructure constraints associated with the site, namely Aboyne SS capacity and WWTW capacity which will be affected. The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> Mix of house types is unknown therefore the significance of effects is uncertain. However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> Would not result in loss of open space / core paths. Not risk from hazardous developments. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> The development will have long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. The impact could be mitigated by reducing the allocation to avoid to the archaeological site and for development to be reflective of the conservation area. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR021 Cook School Kincardine O'Neil		Proposal: Retail/Café/Services	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0

Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development is not an area identified at flood risk. ○ The proposal is unlikely to have any effect on CO2 emissions. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There is an infrastructure constraint associated with the site as WWTW capacity which will be affected. ○ The site could contribute towards waste water infrastructure. 	0
Population	0	<ul style="list-style-type: none"> ○ The development would allow integration of the people where they live and work. Employment opportunity in the village. 	0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space / core paths. ○ Not risk from hazardous developments. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The development is located within a conservation area. ○ The impact could be mitigated by development to be reflective of the conservation area characteristics. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR057 Site OP3, Land at Gallowhill Road, Kincardine O'Neil		Proposal: 8 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – this is a short term effect and could be overcome through upgrades. 	0

		<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions and is on a public transport network. ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ The development has potential to enhance biodiversity value of the site. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the River Dee Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining and potentially enhanced with planting. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing. The local secondary is at capacity and this site is likely to temporary effect. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ 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 of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> ○ Invariably the allocation will adversely affect the setting of historic settlement (conservation area) in the long-term. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR017 A93 & Pitmurchie Road (Option 1)		Proposal: 84 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely Aboyne SS capacity and WWTW capacity which will be affected. ○ The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space / core paths. ○ Not risk from hazardous developments. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. 	0

		o The impact could be mitigated by reducing the allocation to avoid to the archaeological site and for development to be reflective of the conservation area.	
Key		+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	

Site Ref: MR018 A93 & Pitmurchie Road (Option 2)		Proposal: 84 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	-	o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	0	o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.	0
Landscape	0	o The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	o There are a number of infrastructure constraints associated with the site, namely Aboyne SS capacity and WWTW capacity which will be affected. o The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity but the development is of a scale which would contribute to an extension.	+
Population	?	o Mix of house types is unknown therefore the significance of effects is uncertain.	+

		o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	
Human Health	0	o Would not result in loss of open space / core paths. o Not risk from hazardous developments.	0
Cultural Heritage	--	o The development will have long-term and permanent negative effect on the archaeological site contained within the development area and conservation area. The development may weaken the sense of place, and the identity of existing settlements. o The impact could be mitigated by reducing the allocation to avoid to the archaeological site and for development to be reflective of the conservation area.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR023 Small Business Enterprise Park, Kincardine O'Neil		Proposal: Small Business Enterprise Park	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
Climatic Factors	-	o The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	0
Soil	?	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o Depending upon the operation on the site, the chemicals released may have an impact on the soil surrounding the site.	?
Biodiversity	--	o The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. o The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts.	--

		○ The development will result in the permanent loss of a woodland site and that no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed.	
Landscape	0	○ The site is located within the Dee Valley Special Landscape Area however the landscape experience is not likely to change significantly as the site is contained. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.	0
Material Assets	-	○ There is an infrastructure constraint associated with the site as WWTW capacity which will be affected. ○ The site could contribute towards waste water infrastructure.	0
Population	0	○ The development would provide employment opportunities.	0
Human Health	-	○ Would result loss of woodland ○ Would not result in loss of core paths. ○ Unknown risk from 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		

KIRKTON OF TOUGH

Preferred Sites

None.

Alternative sites

Site Ref: MR055 Land at Lynturk, Kirkton of Tough, Alford		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	○ 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. WTW capacity information is unknown for this area (at time of assessment)	-/?

		<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ The development is in an area identified at fluvial water flood risk and is possible to have a negative, long-term effect on climate and the water environment. ○ Part of the site found to be at risk from flooding will not be included within an allocation or could form part of the open space provision. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ Small scale development which would alter the landscape by developing greenfield land on the opposite side of the road to the current cluster of properties. However, the site is low lying and despite having a slight undulation to the landform, would be appropriate as a logical extension to the settlement. Landscape impacts could be mitigated by the use of planting and design of the development. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. Pressures with Secondary School capacity would have a temporary effect. 	0
Population	?	<ul style="list-style-type: none"> ○ Unknown house type mix and therefore housing choice is unknown. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LOGIE COLDSTONE

Preferred Sites

None.

Alternative sites

None.

LUMPHANAN

Preferred Sites

None.

Alternative sites

None.

LUMSDEN

Preferred Sites

None.

Alternative sites

None.

MONYMUSK

Preferred Sites

Site Ref: MR074 Masterplan Phase 3, Land South of Clyans Wood, Monymusk		Proposal: 46 homes - RESERVED	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	?/-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has unknown capacity – this could be overcome through upgrades if 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. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, due to its scale it likely to have only a minor negative effect. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-/0
Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ Mitigation measures, such as a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. 	+

Landscape	-/?	<ul style="list-style-type: none"> ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The development of this land would alter its character, however the proposal is medium scale and would form an extension to the second phase of development previously allocated in the LDP. The impact could be mitigated by use of landscaping in the development. 	0
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access at the junction of C121C and B993 (poor visibility owing to location of B Listed Old Toll House) and education provision at Alford Academy. Access issues would likely be long term, whereas education issues are likely to be temporary with contributions towards education provision sought. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

None.

MUIR OF FOWLIS

Preferred Sites

None.

Alternative sites

None.

RHYNIE

Preferred Sites

None.

Alternative sites

None.

RUTHVEN

Preferred Sites

None.

Alternative sites

None.

STRACHAN

Preferred Sites

None.

Alternative sites

None.

TARLAND

Preferred Sites

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

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

Site Ref: MR073 Site OP3 & P3, Land at Village Farm, Melgum Road, Tarland		Proposal: 36 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW has capacity but the WWTW has limited capacity – this is a short term effect and could be overcome through upgrades. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 (ground, coastal, transitional or loch) is moderate. ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ A proposal of this scale is unlikely to affect CO2 emissions. ○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss. 	-
Biodiversity	--/+	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development includes enhancement of biodiversity. 	+
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining and mitigated with western planting. 	+

Material Assets	0	o There are a number of infrastructure constraints associated with the site, namely education provision at Aboyne Academy however as this is an existing allocated site, the capacity has already taken into consideration.	0
Population	+/0	o A mix of house types are proposed resulting in choice for all groups of the population.	+/0
Human Health	+	o Would result in additional open space o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	+
Cultural Heritage	0	o The development of the site is unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative sites

Site Ref: MR058 Land North of Tarland Burn, East of Tarland Manse, Tarland		Proposal: 20-30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	o The WTW has capacity but the WWTW has limited capacity – this is a short term effect and could be overcome through upgrades. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.”	0
Climatic Factors	-	o A proposal of this scale is unlikely to affect CO2 emissions. o The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated	0

		through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--/+	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. ○ The development has potential to enhance biodiversity value of the site and adjacent habitats. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The site is relatively flat towards the north and would appear to be a logical extension to the existing village. ○ The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is likely to change significantly with the woodland character being disrupted. ○ The impact may be mitigated by strategic landscaping on the east and further planting along the southern boundary of the burn although it is uncertain as to whether this could fully mitigate the impacts. 	-/?
Material Assets	-	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing however the local secondary is at capacity and this site is likely to exacerbate this issue. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ 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 of the site is unlikely to have any significant effects on existing pathways and access open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to the Kirklands of Cromar, Bridge Street archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as there is no impact its woodland setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR071 Site OP1, Glendeskry, Burnside Road, Tarland		Proposal: Housing/ mixed use (50 homes, 1ha employment)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> reversibility or irreversibility risks duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> The WTW has capacity but the WWTW has limited capacity – this is a short term effect and could be overcome through upgrades. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 (ground, coastal, transitional or loch) is moderate. The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> A proposal of this scale is unlikely to affect CO2 emissions. The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	--/+	<ul style="list-style-type: none"> The development could affect the conservation objectives and natural features of any international, national or locally important designated site. Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. The development has potential to enhance biodiversity value of the site and add to the LNCS adjacent. 	+
Landscape	0	<ul style="list-style-type: none"> The site is located within the Howe of Cromar Special Landscape Area and the landscape experience is not likely to change significantly with key landscape characteristics remaining. 	0
Material Assets	+	<ul style="list-style-type: none"> The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing and waste water infrastructure. The local secondary is at capacity but the development is of a scale which would contribute to an extension. 	+
Population	?	<ul style="list-style-type: none"> Mix of house types is unknown therefore the significance of effects is uncertain. 	+

		<ul style="list-style-type: none"> ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	
Human Health	+	<ul style="list-style-type: none"> ○ The site would lead to improved access to existing pathways to open space. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to the Drummy Wood archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site as there is no impact on the woodland setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TORPHINS

Preferred Sites

Site Ref: MR034 Phase 1, Land South of Beltie Road Torphins		Proposal: 29 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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	-	<ul style="list-style-type: none"> ○ No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO² emissions ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ There are no impacts on prime agricultural land or carbon rich soils 	0

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

Site Ref: MR035 Phase 2, Land South of Beltie Road, Torphins		Proposal: 21 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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 watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO² emissions ○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation 	0

		and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ There are no impacts on prime agricultural land or carbon rich soils 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site. ○ Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary is at capacity but the development is of a scale which would have temporary affects. ○ The site would help raise Torphin primary school roll and sustain local services 	0
Population	?	<ul style="list-style-type: none"> ○ Mix of house types is unknown therefore the significance of effects is uncertain. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	+	<ul style="list-style-type: none"> ○ Development of the site would lead to improved public access. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR060 Site OP1, Land at Station Garage, Torphins		Proposal: Mixed use 47 Homes and employment land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. 	0

		<ul style="list-style-type: none"> o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. o The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO² emissions o The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	-	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases o The proposed development would result in 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	--/+	<ul style="list-style-type: none"> o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. o The development will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	-	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area and would impact on the setting of the village. Mitigation in the form of planting would screen development. o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	0
Material Assets	0	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary is at capacity but the development is of a scale which would have temporary affects. The site would help raise Torphin primary school roll and sustain local services 	0
Population	+/0	<ul style="list-style-type: none"> o The development would allow integration of the people where they meet and work. Employment opportunity in the village. o Mix of house types proposed resulting in greater housing choice. 	+/0
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR069 Land at Wester Beltie, South West of Torphins Golf Club, Torphins		Proposal: 12 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to some services) and increased emissions, although impact negated by its scale and location immediately adjacent to disused railway footpath link to Torphins. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could form part of the open space provision. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases ○ There are no impacts on prime agricultural land or carbon rich soils. 	0
Biodiversity	+/?	<ul style="list-style-type: none"> ○ The development of this greenfield site (overgrown field) is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation but there may be some disturbance to species that use the site as a habitat. ○ The development may result in some loss of existing trees, woodland and hedges, but proposes to include habitat creation through site development (open space areas). 	+/?
Landscape	0	<ul style="list-style-type: none"> ○ The proposal is of a scale and in a location which is unlikely to have any impacts on landscape quality. ○ Over a long term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The secondary school is overcapacity and this site is likely to exacerbate this issue however due to the scale it will only have a temporary effect. ○ The site would help raise Torphin primary school roll and sustain local services 	0
Population	-	<ul style="list-style-type: none"> ○ House types unknown except all detached, potentially 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	+	<ul style="list-style-type: none"> ○ It would not result in loss of open space / core paths. Proposer states that site development could enable path extension. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Development is unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: MR004 Site to east of 'Woodside of Criagmyle', Torphins		Proposal: 15 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> ○ The WWTW has limited capacity although due to the scale of development proposed and the latest information, this is unlikely to be an issue. ○ 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	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a woodland site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and habitat fragmentation and disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is likely to adversely affect populations of protected species, their habitats and resting places or roosts. ○ The development will result in the permanent loss of a woodland site and that no alternative site for compensatory planting has been identified. The loss of the woodland cannot be fully compensated on the site itself if developed. 	--
Landscape	-	<ul style="list-style-type: none"> ○ 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 will change. 	-

		<ul style="list-style-type: none"> o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o Mitigation through replanting on the boundaries of the site is unlikely to reduce the impact of the site. 	
Material Assets	0	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The secondary school is overcapacity and this site is likely to exacerbate this issue however due to the scale it will only have a temporary effect. o The site would help raise Torphin primary school roll and sustain local services 	0
Population	+/0	<ul style="list-style-type: none"> o Mix of house types proposed resulting in greater housing choice. 	+/0
Human Health	0/?	<ul style="list-style-type: none"> o Unknown impact on adjacent path networks. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0/?
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR005 Annesley Farm, Torphins		Proposal: 50 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW has limited capacity - an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment would also be required." 	0
Climatic Factors	-	<ul style="list-style-type: none"> o No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO² emissions o The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0

Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases o There are no impacts on prime agricultural land or carbon rich soils 	0
Biodiversity	--	<ul style="list-style-type: none"> o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	--	<ul style="list-style-type: none"> o The site is located within the Dee Valley Special Landscape Area and would impact on the setting of the village. Mitigation in the form of planting would not be sufficient to screen any development. o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	--
Material Assets	0	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary is at capacity but the development is of a scale which would have temporary affects. o The site would help raise Torphin primary school roll and sustain local services 	0
Population	+	<ul style="list-style-type: none"> o Mix of house types proposed resulting in greater housing choice. 	+
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR036 Phase 3, Land South of Beltie Road, Torphins		Proposal: 50 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW has limited capacity - an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	0

		<ul style="list-style-type: none"> o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required." 	
Climatic Factors	-	<ul style="list-style-type: none"> o No impacts are anticipated as proposals on this scale are unlikely to have any effect on CO² emissions o The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases o There are no impacts on prime agricultural land or carbon rich soils 	0
Biodiversity	--	<ul style="list-style-type: none"> o The development could affect the conservation objectives and natural features of any international, national or locally important designated site. o Mitigation measures, such as a buffer strip or construction method statement would reduce potential negative effects. If the site is allocated, the need for either will be stated as part of the development requirements for the site. 	0
Landscape	-	<ul style="list-style-type: none"> o The landscape experience is likely to change – development of phases 1 and 2 would be required prior to this phase. 	-
Material Assets	0	<ul style="list-style-type: none"> o The quality of new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The local secondary is at capacity but the development is of a scale which would have temporary affects. o The site would help raise Torphin primary school roll and sustain local services 	0
Population	?	<ul style="list-style-type: none"> o Mix of house types is unknown therefore the significance of effects is uncertain. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+
Human Health	0	<ul style="list-style-type: none"> o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	--	<ul style="list-style-type: none"> o The development will have long-term and permanent negative effect on the archaeological site contained within the development area. o The impact could be mitigated by reducing the allocation to avoid to the archaeological site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

TOWIE

Preferred Sites

Site Ref: MR051 Land adj to the Hall, Towie, Alford		Proposal: 4 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	--	<ul style="list-style-type: none"> ○ There is no WWTW for this area – private treatment will be required ○ WTW available. ○ 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 watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development of this greenfield site is unlikely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development will provide some biodiversity enhancement. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is unlikely to change in a minor way - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. ○ The development located in the Upper Don Valley SLA is will impact locally on the naturalness created by river corridor and relationship to adjacent CNP (sense of remoteness/wildness), and in Strath and Valley/South & Central Donside area, the landscape character assessment deems this area sensitive to encroachment of the built environment. ○ 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	o The proposal will not lead to any significant pressure on local infrastructure.	0
Population	0	o No mix of house types proposed resulting in a limited housing choice for all groups of the population but 25% affordable housing provided. o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
Human Health	0	o Would not result in loss of open space / core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	-/?	o The development may have small permanent negative effect on the adjacent archaeological sites (notably Towie Castle and potential related archaeological findings). The development may weaken the sense of place, and the identity of existing settlement. o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. o Mitigation in the form of an archaeological evaluation would determine impact, if any.	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

WHITEHOUSE

Preferred sites

None.

Alternative Sites

None.

LANDWARD – BRIDGE OF ALFORD

Preferred Sites

Site Ref: MR052 Land North East of Waterside Gardens, Bridge of Alford		Proposal: 6 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-/?	<ul style="list-style-type: none"> ○ The WWTW / WTW capacity is unknown 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 a water course on site. ○ The site is adjacent is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse/name of watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required." 	?
Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	-	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in a minor 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	+/?	<ul style="list-style-type: none"> ○ Current agricultural farmland of limited biodiversity value ○ The development is not likely to maintain or enhance existing green networks (no green network in the area) ○ The development will result in some loss of existing trees, woodland and hedges, but offset by new tree/hedgerow planting to restore habitat ○ Biodiversity enhancement proposed through native tree planting, ponds/soakaways, habitat walls, wildflowers in verges, nectar rich plant species but subject to private home owners maintaining long term 	+/?
Landscape	0	<ul style="list-style-type: none"> ○ The proposal is of a scale which is unlikely to have any effects on landscape quality. ○ The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will not significantly change. 	0

		<ul style="list-style-type: none"> ○ The landscape experience is unlikely to change in terms of openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ 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	<ul style="list-style-type: none"> ○ There are a number of constraints associated with the site, namely unknown WWTW, WTW capacity, education provision at school, which, owing to the small scale of the proposal will have limited effect. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Provision of new housing in conformity with new building standards can enhance good health. ○ No significant impact on existing pathways or access to open space. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Adjacent to the archaeological site but unlikely to impact on it or its setting. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

LANDWARD – HIRN

Preferred Sites

None.

Alternative Sites

Site Ref: MR079 Land at Hirn, by Banchory		Proposal: 10 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. ○ 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	<ul style="list-style-type: none"> ○ There would be minimal CO2 emissions from general heating and travel. ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	+	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in remediation of contaminated soil. 	+
Biodiversity	+	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. ○ The development will enhance biodiversity through redevelopment of brownfield land. 	+
Landscape	-	<ul style="list-style-type: none"> ○ In light of the <i>scale and location</i> of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. ○ The proposal would see overdevelopment of this rural area and significantly alter its rural character. 	-
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access via C Class and unclassified roads (no mitigation measures proposed) and education provision at Crathes Primary School, which will have a <i>long-term affect</i>. 	-
Population	-	<ul style="list-style-type: none"> ○ A limited mix of house types proposed resulting in a limited housing choice for all groups of the population. 	0/+

		<ul style="list-style-type: none"> ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – LARGUE

Preferred Sites

None.

Alternative Sites

Site Ref: MR048 Land South West of Largue, Huntly		Proposal: 6 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	For the most part, air quality is likely to have short to medium term temporary insignificant effects.	0
Water	--	<ul style="list-style-type: none"> ○ No WWTW capacity – private treatment anticipated ○ 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 (ground, coastal, transitional or loch) is <i>poor</i> ○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse. 	-

Climatic Factors	0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements as there are few services available locally. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change: ○ Site is located in Agricultural Heartlands/Northern Rolling Lowlands area – large scale simple, bold pattern disturbed by patchy development. ○ The landscape experience is likely to change – in particular line, pattern, movement, visual associations will change: ○ Landscape has distinctive, bold pattern (large rounded hills rising and falling forming sweeping curves drawing the eye across the terrain) 	-
Material Assets	0	<ul style="list-style-type: none"> ○ The proposal will not lead to a significant increase in pressure on local facilities. 	0
Population	-	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population ○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement). 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	-	<ul style="list-style-type: none"> ○ The development will not affect the historic environment. ○ The development may weaken the sense of place. ○ The impact could be mitigated by excluding the asset from the development area and if the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD – BALLOGIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR025 Ballogie Housing Site 1, Ballogie		Proposal: 10 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. ○ 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 watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.” 	-
Climatic Factors	-	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. ○ The development is in close proximity to an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. ○ This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	--	<ul style="list-style-type: none"> ○ The site is located within the Clachnaben and Forest of Birse Special Landscape area and the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. 	--

		<ul style="list-style-type: none"> ○ 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. ○ Mitigation such as in the form of woodland would also alter the character if of the landscape. 	
Material Assets	0/?	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely road access and water, which will have a unknown effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0/?
Population	+	A mix of house types is proposed resulting in a housing choice for all groups of the population.	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR026 Ballogie Housing Site 2, Ballogie		Proposal: 9 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. ○ 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	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. 	0

		<ul style="list-style-type: none"> o The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	
Landscape	0	<ul style="list-style-type: none"> o The site is located within the Clachnaben and Forest of Birse Special Landscape area and the proposal will have a limited impact on the landscape character. o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. o However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0
Material Assets	0/?	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely road access and water, which will have a unknown effect. o Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects. 	0/?
Population	+/0	<ul style="list-style-type: none"> o A mix of house types is proposed resulting in a housing choice for all groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> o It would not result in loss of open space / core paths. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR027 Ballogie Housing Site 3, Ballogie		Proposal: 9 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> o The WWTW is not available for this area and it is proposed to be served by private waste water. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 	-
Climatic Factors	0	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0

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

LANDWARD – MONTGARRIE

Preferred Sites

None.

Alternative Sites

Site Ref: MR006 North of Atholhill, Montgarrie		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WWTW is not available for this area and it is proposed to be served by private waste water. ○ 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	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. 	0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts. 	0
Landscape	0	<ul style="list-style-type: none"> ○ The nature of land use in the area will not 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 unlikely likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ Due to the scale of the proposal it will have a temporary effect on infrastructure and education. 	0
Population	-	<ul style="list-style-type: none"> ○ 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	<ul style="list-style-type: none"> ○ Would not result in loss of open space or core paths. 	0

		<ul style="list-style-type: none"> ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Risks are associated with lack of active links back to the village 	
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: MR032 Land at Montgarrie East, Alford		Proposal: 30 homes, mixed tenure	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	-	<ul style="list-style-type: none"> ○ The WTW and WWTW have limited capacity - an upgrade to an adoptable standard would be required. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term 	0
Climatic Factors	-/0	<ul style="list-style-type: none"> ○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to key services) and increased emissions. However, due to its scale it likely to have only a minor negative effect. ○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. 	-/0
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases 	0
Biodiversity	0	<ul style="list-style-type: none"> ○ The development is not likely impact on the conservation, protection and enhancement the diversity of species and habitats and the natural heritage of the area. 	0
Landscape	-	<ul style="list-style-type: none"> ○ The 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. ○ Lowland mosaic of wooded estates and open farmland impacted to some degree. Agricultural Heartlands/Howe of Alford: disrupting sense of identity (village has distinctive shape and pattern defined by crossroads) ○ The landscape experience is unlikely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. 	-

		<ul style="list-style-type: none"> ○ Mitigation such as tree planting would alter the character of the area due to the scale. 	
Material Assets	-	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely secondary education which will have a temporary effect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects 	0
Population	+/0	<ul style="list-style-type: none"> ○ Mix house types proposed resulting in housing choice for a range of groups of the population. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ Would not result in loss of open space / core paths. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. ○ Close proximity to existing woodland provides opportunity for walking/active leisure. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ The development lies adjacent to an archaeological site. The development is unlikely to weaken the sense of place, and the identity of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		