

Strategic Environmental Assessment of New Allocated Sites and Alternative Bid Sites – Banff and Buchan

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ABERCHIRDER

Preferred Sites

None.

Alternative Sites

None.

BANFF

Preferred Sites

Site Ref: OP1 (BB007) Land at Goldenknowes, Banff		Proposal: 400 homes, community facilities, leisure and retain units	
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"> ○ The development is not likely to have a long-term negative effect on air quality, as a mixed-use development is more likely to mitigate transport related air pollution with less need to travel. 	0
Water	0	<ul style="list-style-type: none"> ○ Moray/Banff/Macduff Waste Water Treatment Works (WWTW) has sufficient capacity, although a sewer network analysis may be required. ○ Turriff Water Treatment Works (WTW) has sufficient capacity, but there are low pressure issues during peak times. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is good/high (coastal water good, R. Deveron is high). 	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 this greenfield site is agricultural land with low biodiversity value, 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/+

		<ul style="list-style-type: none"> o The proposal will have a positive effect as it will enhance habitat connectivity (green networks) and create new connections within a large-scale development (habitat creation in public open space, native tree planting, buffer strips along watercourses, and strategic planting along western edge), 	
Landscape	0	<ul style="list-style-type: none"> o Despite the scale and location of the proposal, it should not have a negative impact on the landscape character. o The nature of land use in the area will be changed and displaced but this is a large scale, landscape that can accommodate the scale of development and be screened by strategic planting. o The landscape experience overall is not likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, naturalness, historical and cultural associations of this Coastal Landscape. In particular, the sense of wildness by the sea despite being a built up area due to wide, expansive views uninterrupted by the development, and the recreational value of the area and enhancing function of SLA designation as a corridor for movement of people undisturbed. o Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects. 	0
Material Assets	+	<ul style="list-style-type: none"> o The WWTW presents a potential infrastructure constraint associated with the site which will have a temporary affect. o The proposal will not lead to any significant pressure on local infrastructure as the scale of development provides new facilities and services, which are expected to be of a scale and nature that will not have adverse impact on town centre. o The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The schools currently have capacity with a stable school roll and the development will bring leisure/recreational benefits. However, school capacity is dependent on phasing. 	+/?
Population	+	<ul style="list-style-type: none"> o No mix of house types proposed but a good supply of affordable housing is expected resulting in housing choice for all groups of the population. Proposals must accord with the design policies in the LDP and include a mix of house types and as the local community have expressed a need for smaller homes this will be reflected in the vision statement. 	+
Human Health	+	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. o The development will provide outdoor recreational benefits e.g. a sports field. o Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> o Unlikely to have any effects on the historic environment. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP2 (BB020) Colleard Road, Banff		Proposal: 200 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"> ○ A proposal of this scale will lead to a decrease in air quality through increases in concentrations of air pollutants from increased traffic flow through Banff. However, the site has good proximity to schools, community and sports facilities, and bus services. 	0
Water	0	<ul style="list-style-type: none"> ○ Moray/Banff/Macduff WWTW has sufficient capacity, although a sewer network analysis may be required. Turriff WTW has sufficient capacity, but there are low pressure issues during peak times. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is high (R. Deveron). 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ A proposal of this scale has potential to cause an increase in concentrations of CO₂ emissions through increased car travel, however the site has good connectivity. 	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 significant loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. This is a limited resource and cannot be replaced, however no intervention is available to mitigate against this loss. 	--
Biodiversity	+/?	<ul style="list-style-type: none"> ○ The site is greenfield agricultural land with low biodiversity value. ○ 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 may conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area – Wych Elm has been identified on the edge of the site. ○ The development is expected to enhance existing green networks and improve connectivity/function or create new links where needed. ○ Landscape planting is proposed that may help enhance biodiversity (no biodiversity enhancements specified). 	+/?
Landscape	0	<ul style="list-style-type: none"> ○ Despite the scale and location of the proposal, in close proximity to Deveron Valley SLA, it should not have a negative impact on the landscape character. ○ The nature of land use in the area will be changed and displaced but this is a large-scale landscape that can accommodate the scale of development and be screened by strategic planting. ○ The landscape experience overall is not likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, naturalness, historical and cultural associations of this Coastal Farmland, including sense of awareness of proximity to the sea will not change. ○ Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to have medium-term effects. 	0

Material Assets	+	<ul style="list-style-type: none"> ○ The proposal is expected to support and help sustain local services and facilities. ○ 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 primary and secondary schools currently have capacity with a stable school roll and the development will bring some recreational benefits (core path link) and potential for woodland expansion through its landscape planting. School capacity is however dependent on phasing. ○ The site is adjacent to valuable woodlands and tree belt along the western boundary which is a valuable landscape feature that should be retained. This would be stated in the development requirements for the opportunity site in the Settlement Statement. 	+/?
Population	+	<ul style="list-style-type: none"> ○ No mix of house types is proposed but a good supply of affordable housing is expected resulting in housing choice for all groups of the population. Proposals must accord with the design policies in the LDP and include a mix of house types as the local community have expressed a need for smaller homes. This will be reflected in the vision statement. 	+
Human Health	+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ The development is expected to provide new links to a core path and green network. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ 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.

CAIRNBULG AND INVERALLOCHY

Preferred Sites

Site Ref: OP1 (BB017) Land to South of Allochy Road, Inverallochy Airfield, Inverallochy		Proposal: 85 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"> o A proposal of this scale is likely to lead to a decrease in air quality as there is a likely increase in traffic flow to Fraserburgh. o The site is close to a bus route which could reduce commuter traffic. 	0
Water	0	<ul style="list-style-type: none"> o Fraserburgh Phingask WWTW has capacity for this area, but a Water Impact Assessment is required, and a growth project is planned for Forehill WTW. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a brownfield site has surface water drainage issue and mitigation measures have been proposed to minimise flooding through provision of SUDS. A FRA will 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) resulting in increased emissions. However, the site is near a bus service which could reduce commuter traffic. 	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 However, the site may be contaminated – specialist advice would be required. 	0/?
Biodiversity	0	<ul style="list-style-type: none"> o The development will enhance biodiversity through redevelopment of brownfield land. o The development risks adversely affecting populations of protected species, including European Protected Species, their habitats and resting places as the airfield is used by pink-footed geese and waders associated with the Loch of Strathbeg SPA and SSSI. However, the site is located immediately adjacent to, and tightly bound with, an existing built up area therefore the main expanse of the airfield/resting area for the birds will remain unaffected. 	+/-
Landscape	0	<ul style="list-style-type: none"> o The site is located in a northeast Aberdeenshire Coast Special Landscape Area. o The proposal in this location is unlikely to have any effects on landscape quality. 	0
Material Assets	+	<ul style="list-style-type: none"> o The proposal will not lead to any significant pressure on local infrastructure. o The development will help sustain the local school. o The development would create open space for habitats and native trees would be planted. 	+

Population	+/-	<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. o The village lacks employment opportunities. The local desire to attract new businesses to the settlements would be reflected in the Settlement Statement. 	+/?
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	-	<ul style="list-style-type: none"> o Development has a direct impact on a site of archaeological interest (Cairnbulg Airfield). o The development presents an opportunity to recognise and celebrate the former use as an airfield, which should be developed in the public realm and overall development design. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: OP3 (BB024) North of Rathen Road, Cairnbulg		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	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0	<ul style="list-style-type: none"> o Fraserburgh Phingask WWTW has capacity for this area, but a Water Impact Assessment is required and a growth project is planned for Forehill WTW. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) resulting in increased emissions. However, the site is near a bus service which could reduce commuter traffic. o Minor surface water flooding. This could be mitigated through a Flood Risk Assessment (FRA) and if allocated, this would be stated as a development requirement of the site. 	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 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	--	<ul style="list-style-type: none"> o The site is located in the northeast Aberdeenshire Coast Special Landscape Area. 	--/-

		<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ Striking sense of openness and expansiveness experienced in this location as it sets up a strong connection with the coast. This impact is significant as the edges of settlements are particularly vulnerable within this landscape designation. Strategic planting would not mitigate against impact in this sensitive landscape. ○ However, development has been approved on either side of this site and through careful siting and design, the landscape and visual impact could be lessened. 	
Material Assets	+	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The development will help sustain the local school. 	+
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. The local community has expressed a need for smaller, affordable housing which would be specified in the settlement statement. ○ The village lacks employment opportunities. The local desire to attract new businesses to the settlements would be reflected in the Settlement Statement. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. Right of way through site to be 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	-	<ul style="list-style-type: none"> ○ The development would have a negative impact on the conservation area in terms of setting, layout and design and as a result of weakening sense of place. It would not be possible to mitigate against this. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BB018 Land to South of Allochy Road, Inverallochy Airfield, Inverallochy		Proposal: 95 homes (proposal changed to 180 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"> ○ A proposal of this scale is likely to lead to a decrease in air quality as there is a likely increase in traffic flow to Fraserburgh. ○ The site is close to a bus route which could reduce commuter traffic. 	0

Water	0	<ul style="list-style-type: none"> ○ Fraserburgh Phingask WWTW has capacity for this area, but a Water Impact Assessment is required and a growth project is planned for Forehill WTW. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a brownfield site has surface water drainage issues and mitigation measures have been proposed to minimise flooding through provision of SUDS. A FRA may 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) resulting in increased emissions. However, the site is near a bus service which could reduce commuter traffic. 	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. ○ However, the site may be contaminated – specialist advice would be required. 	0/?
Biodiversity	0	<ul style="list-style-type: none"> ○ The development will enhance biodiversity through redevelopment of brownfield land. ○ The development risks adversely affecting populations of protected species, including European Protected Species, their habitats and resting places as the disused airfield is used by pink-footed geese and waders associated with the Loch of Strathbeg SPA and SSSI. 	+/-
Landscape	0	<ul style="list-style-type: none"> ○ The site is located in the northeast Aberdeenshire Coast Special Landscape Area. ○ The proposal in this location is unlikely to have any effects on landscape quality. 	0
Material Assets	+	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The development will help sustain the local school. ○ The development would create open space for habitats and native tree would be planted. 	+
Population	+/-	<ul style="list-style-type: none"> ○ A mix of house types is proposed resulting in a housing choice for all groups of the population. ○ The village lacks employment opportunities. The local desire to attract new businesses to the settlements would be reflected in the Settlement 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	-	<ul style="list-style-type: none"> ○ Development has direct impact on a site of archaeological interest (Cairnbulg Airfield). ○ The development presents an opportunity to recognise and celebrate the former use as an airfield, which should be included in the public realm and overall development design. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

CORNHILL

Preferred Sites

Site Ref: OP2 (BB001) Midtown Farm, Cornhill, Aberdeenshire		Proposal: 63 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"> ○ Unlikely to have an impact due to its small scale. 	0
Water	-	<ul style="list-style-type: none"> ○ Turriff WTW has capacity, but a Water Impact Assessment required for the District Metered Area. Development on site will be served from a trunk water main so 24-hour water storage required. ○ Cornhill WWTW has capacity, but a growth project may be required. This is a reversible short-term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development is on a greenfield site, is near a watercourse, where the quality of water bodies (ground, coastal, transitional or loch) is good. ○ The site is adjacent to a drainage ditch and a buffer strip would be required along the northwest of the site to mitigate any effects. If allocated, the development requirements of the opportunity site would include a statement to reflect this. 	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) resulting in increased emissions. However, the site is near a bus service which could reduce commuter traffic. ○ The development is in an area of potential surface water flood risk (identified nearby and field drain adjacent to the site), but unlikely to have a long-term effect on climate and the water environment. A Flood Risk Assessment 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"> ○ Existing land is mainly agricultural fields and of limited biodiversity interest. ○ Biodiversity enhancement measures proposed include native tree planting throughout, wildflowers in verges, and nectar rich plant species. ○ Extension of tree belt around the site to support connectivity of green space, and retain the small woodland on the eastern side of the site. 	+

Landscape	0	<ul style="list-style-type: none"> ○ No significant impact on landscape quality of this Western Coastal farmland – sweeping plains, large fields and frequent farmsteads; blocks of plantations and tree belts screening scattered farm buildings are a feature. Cornhill is distinctive as a long, single street farming village characterised by its mature roadside trees. ○ Tree belt proposed to the north of the site will screen new development and define the site boundaries to reflect the existing boundary conditions elsewhere in the village. ○ New development unobtrusive/fitting with existing village layout, set back behind existing roadside houses. 	0
Material Assets	0	<ul style="list-style-type: none"> ○ No WWTW identified for this area – expected to be resolved. ○ Some long term, small scale impact on extra vehicles turning into/out of adjoining B road, in particular if new school is built. ○ New development will provide some affordable housing and moderately help boost the primary school roll. 	0
Population	0	<ul style="list-style-type: none"> ○ Mix of house types proposed resulting in housing choice for all groups of the population, but small-scale impact. 	+/0
Human Health	0	<ul style="list-style-type: none"> ○ No significant impact on existing pathways or access 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. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ No impact on cultural heritage, nor nearby listed buildings as the site is set back away from these, and will be screened by tree belt. ○ Vernacular farm building on site will be retained. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

CROVIE

Preferred Sites

None

Alternative Sites

None.

CRUDIE

Preferred Sites

Site Ref: OP1 (BB006) Land at Hawthorn Croft, Crudie		Proposal: 10 homes	
SEA Topics	Effect	Comments and mitigation measures	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"> ○ Sunnybank Cottage Septic Tank has very limited capacity for this area, but this is expected to be resolvable given the scale of development proposed. This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be served off trunk main so 24-hour water storage will be required at each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development is on a greenfield site, near a watercourse, where the quality of water bodies (ground, coastal, transitional or loch) is moderate. 	-/?
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 but small-scale development will have limited impact. ○ The development is not in an area identified at coastal/fluvial/surface water flood risk and is not likely to have a long-term effect on climate and the water environment. 	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 loss of prime agricultural land, causing soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. However, 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 is on a greenfield site – agricultural land with low biodiversity value so 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 maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ No biodiversity enhancement proposed. 	0

Landscape	0	<ul style="list-style-type: none"> o In light of the scale and location of the proposal, it would have minimal impact on the landscape character and landscape experience of the area overall – this is a vast, agricultural plain (The Agricultural Heartland). 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	+	<ul style="list-style-type: none"> o There are a number of infrastructure constraints associated with the site, namely waste water treatment which will have a temporary effect. 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. New development may ensure increased WWTW capacity for the area and will help sustain the local primary school. 	+
Population	0	<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 but proposes 40% affordable housing. However, this small-scale proposal will have limited impact. 	+/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. o No footpath improvements/active travel proposals but limited opportunities. 	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: Infill (BB033) Site adjacent to the Firs, Crudie		Proposal: 4 homes (self-build)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> o Development of this scale is unlikely to have any effects on air quality. 	0
Water	-	<ul style="list-style-type: none"> o Sunnybank Cottage Septic Tank has limited capacity for this area, but private treatment works are proposed, otherwise it will have to connect to a public sewer. A growth project will be required. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact. o Turriff WTW has capacity, but development will be served off trunk main so 24 hour water storage will be required at each property. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development is part on a greenfield/part brownfield site, near a watercourse, where the quality of water bodies (ground, coastal, transitional or loch) is moderate. 	-

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 but this very small-scale development will have limited impact. ○ The development is not in an area identified at coastal/fluvial/surface water flood risk and is not likely to have a long-term effect on climate and the water environment. 	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 loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. This is a limited resource and no intervention is available to mitigate against this. However, impact will be small-scale and is on land not in agricultural use. 	-
Biodiversity	-	<ul style="list-style-type: none"> ○ The development is on a part brownfield/part greenfield site with limited 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 maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ No biodiversity enhancement proposed but potential for planting trees, woodland, hedges: all trees/woodland on site should be considered as part of the development proposals and if allocated, this will be stated as part of the development requirements of the site. ○ The development will enhance biodiversity through redevelopment of brownfield land. 	0
Landscape	0	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have minimal impact on the landscape character and landscape experience of the area overall. The proposal can be absorbed with minimal impact within this infill site in the settlement adjacent to existing housing and school site. ○ Over the long term, what gets developed becomes part of the landscape, and 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 waste water treatment which will have a small scale effect. ○ 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. New development may help ensure increased WWTW capacity for the area and will help sustain the local primary school. 	+
Population	0	<ul style="list-style-type: none"> ○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population but proposes 40% affordable housing. 	-/?
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. ○ 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. ○ No footpath improvements/active travel proposals but limited opportunities. 	0
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effect on the historic environment. ○ Adjacent 19th Century house 'The Firs' is not listed, although screen planting should be provided. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect		

0 = neutral effect ? = uncertain effect

Alternative Sites

None.

FORDYCE

Preferred Sites

Site Ref: OP1 (BB027) West Church Street, Fordyce		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. ○ The impact on air quality is likely to be very minimal. 	0
Water	0	<ul style="list-style-type: none"> ○ Fordyce WWTW and Turriff WTW have capacity for this specific development. Development will be served from the trunk main so 24-hour storage will be required for each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (Fordyce Burn) is moderate. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. A FRA may be required. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel due to the scale of development. 	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 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. ○ A range of biodiversity enhancements are proposed. 	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. 	0

		<ul style="list-style-type: none"> ○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	
Material Assets	+	<ul style="list-style-type: none"> ○ 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 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. 	+/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	-	<ul style="list-style-type: none"> ○ The development is set adjacent to a conservation area and a number of listed buildings. Therefore, the development risks long-term and permanent negative effect on the listed buildings and conservation area. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. ○ If allocated, the need to respect the existing architectural styles of the village and be sympathetic to the conservation area status in terms of layout and design would be stated as part of the development requirements of the site. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

FRASERBURGH

Preferred Sites

Site Ref: OP4 (BB035) Land at Tyronhill Farm, Fraserburgh		Proposal: 30 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"> ○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. 	0
Water	0	<ul style="list-style-type: none"> ○ Fraserburgh Phingask WWTW has sufficient capacity. Drainage Impact Assessment and local sewer network reinforcement may be required. ○ Turriff WTW has capacity for this area. WIA may be required. A growth project is planned. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ The small-scale of the development is unlikely to give any issues, although given the peripheral location of the site, and lack of facilities nearby (until mixed use site OP1 is fully developed), there is the potential for increased travel requirements and increased emissions. ○ Some surface water flooding on access tracks and to south: this can be mitigated through a FRA. The development requirements for the site would state that a FRA 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"> ○ Unlikely to have a long-term adverse impact on biodiversity. 	0
Landscape	0/-	<ul style="list-style-type: none"> ○ Unlikely to have any negative impacts as the site is next to mixed use site OP1, and the masterplan shows the site will be surrounded by houses and open space. ○ However, the proposal risks the loss of a vernacular granite steading and cottage, which would change the historical association of this site. If allocated, the requirement to retain these features of the site will be stated as part of the development requirements for the site. ○ 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	0/+	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. ○ Redevelopment of farm buildings/brownfield site. 	0/+
Population	?	<ul style="list-style-type: none"> ○ Mix of house types unknown risking limited housing choice for most groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types. 	+/0

Human Health	0	o Unlikely to have an effect due to its scale and location.	0
Cultural Heritage	0	o Unlikely to have any effects on the historic environment, but the retention of the granite buildings would contribute to the sense of place.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: R2 (BB032) Land at Mid Street, West of Albert Lane, Fraserburgh		Proposal: Healthcare 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	o In terms of air quality, the development is unlikely to have long-term negative effect on air quality, as most will be local patients. o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	0	o Fraserburgh Phingask WWTW has sufficient capacity. Drainage Impact Assessment and local sewer network reinforcement may be required. o Turriff WTW has capacity for this area. WIA may be required. A growth project is planned.	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 surface water flood risk. This would be resolved locally.	0
Soil	+	o The proposed development would result in remediation of contaminated soil. Any soil contaminants to be investigated and appropriate remediation identified.	+
Biodiversity	0	o Unlikely to have an effect given its urban location. o Could provide artificial habitats, but this is unknown.	0
Landscape	0	o Unlikely to have an impact given its urban location.	0
Material Assets	++	o Provision of a healthcare centre.	++
Population	0	o Proposes a healthcare facility for the population.	0
Human Health	0	o It would not result in loss of open space/core paths.	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		

Alternative Sites

Site Ref: Part of R1 (BB022) Land West of Greenbank Gardens, Fraserburgh		Proposal: 95 homes	
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"> ○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in Fraserburgh due to increased traffic flow. The site does not connect well to the settlement and is not in close proximity to services, including buses. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	-
Water	0	<ul style="list-style-type: none"> ○ Fraserburgh Phingask WWTW has sufficient capacity. Drainage Impact Assessment and local sewer network reinforcement may be required. ○ Turriff WTW has capacity for this area. WIA may be required. A growth project is planned. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The effect on the water environment also depends on the potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding and the extent to which the allocation connects to public sewage infrastructure. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ Given the peripheral location of the site, and lack of facilities nearby, the development could have a long-term negative impact due to the potential for increased travel requirements 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. Buffer strip alongside the watercourse would help mitigate. A FRA may 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"> ○ A watercourse runs along the eastern edge, but the development is unlikely to have a long-term adverse impact on biodiversity. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated the need for a buffer strip will be stated as part of the development requirements for the site. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The scale and location of the proposal will have a negative impact on the landscape character, creating urban sprawl, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. 	-

		<ul style="list-style-type: none"> ○ 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. Strategic landscaping is not considered a suitable mitigation for this development in terms of the urban sprawl impact in the long-term. 	
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"> ○ Mix of house types proposed resulting in a housing choice for most groups of the population. 	+
Human Health	-	<ul style="list-style-type: none"> ○ Would result in the loss of reserved open space, and no compensation is proposed. ○ Poor air quality is likely to have a long-term on effect on human health. ○ 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		

GARDENSTOWN

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: BB008 Site South West of Castlehill Drive, Gardenstown		Proposal: 7 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"> ○ Gardenstown WWTW has limited capacity. A growth project would be required for the settlement. Additional caution will now be required for the provision of SUDS due to the problems with landslips in Gardenstown recently. This is a reversible short-term impact. ○ Turriff WTW has sufficient capacity. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high. 	-
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The development is close to an area identified at coastal and surface water flood risk but unlikely to have a long-term effect on climate and the water environment, unless sea levels rise. 	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	-	<ul style="list-style-type: none"> ○ The site is located within the North Aberdeenshire Coast Special Landscape Area. ○ The proposal is of a scale or in a location which will affect landscape quality and the effect is likely to be long-term. The development proposes cutting into the land (on a slope) to minimise impact, however this would not fully mitigate landscape impact in this sensitive setting. 	-

Material Assets	+	<ul style="list-style-type: none"> ○ The proposal will help sustain the primary school and local services. ○ The proposal includes native tree planting. 	+
Population	0	<ul style="list-style-type: none"> ○ The development would allow integration of people in the community. ○ The development provides a limited mix of housing types 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. 	+/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	-	<ul style="list-style-type: none"> ○ The development risks long-term and permanent negative effect on the setting of scheduled monuments and Gardenstown Conservation Area. The development may weaken the sense of place, and the identity of existing settlements. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

INVERBOYNDIE

Preferred Sites

None.

Alternative Sites

Site Ref: BB026 Land at Mill of Boyndie. Inverboyndie		Proposal: 20 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"> ○ WWTW capacity is not confirmed 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, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, partly on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor. ○ The site is adjacent to the Burn of Boyndie and a buffer strip would be required to mitigate against any effects and potentially improve water quality. If allocated, this mitigation would be stated in the development requirements of the opportunity site. ○ The effect on the water environment also depends on potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. A Flood Risk Assessment (FRA) will 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 to services) and increased emissions as the site is not in close proximity to key services and facilities. ○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site is unlikely to be developable due to flooding but could form part of the open space provision. A FRA will be required and if allocated, this would be stated in the development requirements for the site. 	-/?
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"> ○ Unlikely to have a long-term adverse impact on 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 likely to maintain or enhance biodiversity by retaining existing woodland and improve connectivity/function or create new links where needed. ○ The development will enhance biodiversity through redevelopment of brownfield land. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	
Landscape	--	<ul style="list-style-type: none"> ○ The eastern half of the site is within North Aberdeenshire Coast SLA – sense of remoteness, openness and integrity. The scale and location of the proposal will have a negative impact on the landscape character causing visual disruption, and the effect is likely to be long-term. ○ The scale of development that would further alter the character of the area. The visual impact is unlikely to be mitigated by strategic landscaping as this would impact on the sense of remoteness in a wide open landscape. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. 	--
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. New housing development would help sustain schools, services and facilities in the area. ○ There is likely to be a negative impact on road traffic due to the location of development at a busy road junction site. Consultation with the relevant infrastructure provider will be required to identify mitigation measures and if allocated the Settlement Statement will specify how to mitigate against these effects. 	+/-
Population	0	<ul style="list-style-type: none"> ○ Mix of house types and housing choice for all groups of the population is unknown. However, all proposals must accord with the design policies in the LDP and include a mix of house types. ○ Some employment opportunity in the village. 	+/0
Human Health	+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. The footpath to the north of the railway site would need to be 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	-/+	<ul style="list-style-type: none"> ○ Potential adverse effects on the historic environment. The development may have a long-term and permanent negative effect on the setting of the listed building. The development may weaken the sense of place. On the other hand, restoration of a derelict listed building would have a positive impact. ○ The allocation risks adversely affecting the setting in which the historic buildings and related assets sit in the landscape. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. 	-/+
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LADYSBRIDGE

Preferred Sites

Site Ref: OP1 (BB025) Land at Ladysbridge Village, Boynie		Proposal: 35 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. ○ There is a local bus service, however currently there is no local employment or services, and most residents will be car dependent. 	0
Water	0	<ul style="list-style-type: none"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ A proposal on this scale is unlikely to have any effect on CO₂ emissions. There is a local bus service, and this may mitigate transport related air pollution in future, however currently there is no local employment or services, and most residents will be car dependent. 	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 ○ However, there would be long negative impact as the proposed development would result in the loss of prime agricultural land, and result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. No intervention is available to mitigate against this. 	-
Biodiversity	0/+	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity. ○ The development has enhanced biodiversity through redevelopment of brownfield land. 	0/+
Landscape	0	<ul style="list-style-type: none"> ○ As the development has largely been completed, this will have altered the character of the area. However, the site is mitigated to some degree by strategic landscaping. ○ This is a large scale, open landscape with wide views and general openness, and there will be no impact on coastline (its special feature), and 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"> ○ The proposal will not lead to any significant pressure on local infrastructure. ○ The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The development is likely to help sustain the local primary school and support other services and facilities in Whitehills and Banff. 	+

Population	+	o Mix of house types provided, resulting in a housing choice for a range of groups of the population.	+
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. o Sense of place instilled by the historic setting. o The site is 500m northwest of Hills of Boyndie, barrows and enclosures scheduled monument and 700m SW of Mill of Boyndie (SM 5779), which are visible as cropmarks and it is situated in an elevated position on the Hill of Boyndie. However, given the location of the proposed housing allocation among existing settlement and the distance to the monument, the proposed development will not significantly impact on its setting.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BB016 Land at Ladysbridge Cottages, Boyndie		Proposal: 45 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	0	o Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
Climatic Factors	-	o There would be minimal CO ₂ emissions from general heating. o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services) and increased emissions. The site is adjacent to an existing residential area with no services and few facilities. It would not be possible to mitigate against this.	-
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	--

		<ul style="list-style-type: none"> o The proposed development would result in the loss of prime agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. 	
Biodiversity	0	<ul style="list-style-type: none"> o Unlikely to have a long-term adverse impact on biodiversity. o The land is currently in agricultural use, with low biodiversity value. o The development may enhance existing green networks and improve connectivity/function or create new links where needed. 	0
Landscape	-/0	<ul style="list-style-type: none"> o The scale of development will alter the character of the area, impacting on the coastal farmland that characterises this area. Although the site is relatively flat and impact could be mitigated by strategic landscaping the scale of the site would provide unnecessary encroachment into the countryside. o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are likely to have medium-term effects. 	-/0
Material Assets	-/+	<ul style="list-style-type: none"> o The proposal may impact on education as capacity at Whitehills Primary School is likely to be negatively impacted by this development (depending on Whitehills allocated site coming forward). 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. o The quality of the new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. o New footpath links will enhance the connectivity of the site. o New green and open space together adds new social infrastructure to sustain the local community. 	-/+
Population	+/0	<ul style="list-style-type: none"> o Mix of house types proposed resulting in housing choice for all groups of the population. 	+/0
Human Health	+	<ul style="list-style-type: none"> o It would not result in loss of open space/core paths. o Opportunity for new link to core path. 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 New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. o Development risks eroding the strong sense of place created around the historic centre of Ladysbridge development/Ladysbridge House. 	-/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

MACDUFF

Preferred Sites

Site Ref: OP1 (BB036) Land at Duff Street, South of Corskie Drive, Macduff		Proposal: 22 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"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate/high. (River Deveron high quality at coast, moderate inland). ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ With the information on the quality of water around the site, the effects are not likely to be significant in the longer term. ○ The site is adjacent to a watercourse (Gelly Burn) at the southern edge of the site and is in a flood risk zone. A buffer strip would be required to mitigate against any effects. If allocated a buffer strip and Flood Risk Assessment (FRA) will be stated as development requirements of the site. 	0/-
Climatic Factors	--	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel due to proximity to settlement. There is potential for pedestrian connectivity improvements by linking to a nearby core path. ○ The development is adjacent to an area identified at fluvial water flood risk (lower part of site is within flood zone) - long-term effects on climate and the water environment are unknown. 	-/?
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 - site is currently agricultural land with low biodiversity value. ○ The development may be required to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area due to badger siting nearby. A Habitat Survey is required to confirm if any badger setts are within licensable distance. If the site is allocated this 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. 	-/+

		<ul style="list-style-type: none"> ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. The site is adjacent to a watercourse and if allocated, the development requirements of the opportunity site would include a statement to include a buffer strip. 	
Landscape	0	<ul style="list-style-type: none"> ○ The site is located within North Aberdeenshire Coast Special Landscape area. ○ The location of the proposal will have limited impact on the landscape character – does not impact on elemental coastal qualities. ○ Open space obligations of the site can help mitigate any visual impact but overall, impact on the nature of land use in the area and the landscape experience will be limited. ○ 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"> ○ WWTW capacity is an infrastructural constraint associated with the site, but is likely to have a temporary effect. ○ Good connectivity of the site to local services will have a positive impact in supporting local services and helping to sustain the primary school. 	+
Population	0	<ul style="list-style-type: none"> ○ The development would allow integration of the people where they meet and work (provides local employment and community facility). 	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		

Alternative Sites

Site Ref: BB037 Land South of Law of Doune Road, Macduff		Proposal: 41 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"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. 	0

		<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate/high. (R.Deveron high quality at coast, moderate inland). 	
Climatic Factors	0	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel due to proximity to local services reducing the need to 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"> ○ Unlikely to have a long-term adverse impact on biodiversity. ○ No biodiversity enhancements are proposed and there is no opportunity for biodiversity augmentation. 	0/?
Landscape	-	<ul style="list-style-type: none"> ○ The site is within North Aberdeenshire Coast SLA. ○ The scale and location of the proposal is on an elevated, sloping site which will impact on the landscape character: however the site would be integrated into the landscape overall as an extension of an existing residential area, within in a large scale landscape characterised by general openness which this development would not significantly impact. There will also be no impact on the elemental qualities of the coast. ○ The nature of land use in the area will not be significantly changed. ○ The landscape experience overall is unlikely to change. ○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. 	0/-
Material Assets	+	<ul style="list-style-type: none"> ○ The proposal will not lead to any significant pressure on local infrastructure. The core path adjacent to the site would need to be retained. ○ Good connectivity of the site to local services will have a positive impact in supporting local services and helping to sustain the primary school. 	+
Population	-	<ul style="list-style-type: none"> ○ The proposal is for low density detached housing, limiting choice and affordability. A limited mix of housing type results in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types. ○ The development would allow integration of the people where they meet and work with local employment opportunities. 	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: BB038 Land North of Myrus Caravan park, Macduff		Proposal: Mixed use – supermarket/retail/hotel	
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"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate/high. (River.Deveron high quality at coast, moderate inland). ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The site is adjacent to a drain on the eastern boundary and Burn of Myrehouse to the north of the site, and a buffer strip would be required to mitigate against any effects. If allocated the development requirements of the opportunity site would state that a Flood Risk Assessment (FRA) and buffer strip are required. ○ With the information on the quality of water around the site, the effects could be significant in the longer term. 	-
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 and surface water flood risk and is likely to have a long-term effect on climate and the water environment. ○ A substantial portion of the site is found to be at risk from flooding - this may be mitigated through a FRA and if allocated the development requirements for the site would state this. 	-/?
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"> ○ Unlikely to have a long-term adverse impact on biodiversity. ○ The site is currently in agricultural use with low biodiversity value. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to the watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	0
Landscape		<ul style="list-style-type: none"> ○ The site is in North Aberdeenshire Coast Special Landscape Area. 	-

	--	<ul style="list-style-type: none"> ○ The scale and location of the proposal will have a negative impact on the landscape character, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience on the southern approach to Macduff risks change – strong landscape connection/sense of presence of coast, openness, expansive views. ○ Visual impact could be mitigated to some degree by strategic landscaping and if allocated this will be stated as part of the development requirements for the site. 	
Material Assets	-/+	<ul style="list-style-type: none"> ○ WWTW is an unconfirmed infrastructure constraint associated with the site, which will have a temporary affect. ○ The proposal will not lead to any significant pressure on local infrastructure. ○ 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 social infrastructure such as schools, housing, healthcare facilities will not be impacted; the development will provide a tourism and recreational asset that is likely to have a positive impact on the area, although potential impact on road infrastructure (risks traffic congestion close to the main gateway point into Macduff at road junction). 	-/+
Population	0	<ul style="list-style-type: none"> ○ The development would provide an employment opportunity in relatively close proximity to where people live. 	0
Human Health	0	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. 	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: BB039 Land South and East of Myrus Circle, Myrus, Macduff		Proposal: Housing - 160 homes with reduced boundary to exclude P2	
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"> ○ A proposal of this scale may lead to a decrease in air quality through increases in concentrations of air pollutants, as may increase traffic flow through nearby Banff. 	0/?
Water	-	<ul style="list-style-type: none"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. 	0

		<ul style="list-style-type: none"> ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>moderate/high</i>. (River.Deveron high quality at coast, moderate inland). ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The site is adjacent to a watercourse to the south. A buffer strip would be required to mitigate against any effects. If allocated, this would be stated in the development requirements of the opportunity site. 	
Climatic Factors	-	<ul style="list-style-type: none"> ○ There would be CO₂ emissions from general heating and travel on a site of this scale, however the site has good connectivity to the existing settlement which would help mitigate. ○ 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 is found to be at risk from minor flooding and could form part of the open space provision and mitigated through a FRA. If allocated, this would be stated in the development requirements of the opportunity site. 	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"> ○ Unlikely to have a long-term adverse impact on biodiversity – current use is agricultural land of low biodiversity value. ○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. ○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	0/+
Landscape	-	<ul style="list-style-type: none"> ○ The site is within North Aberdeenshire Coast Special Landscape Area. ○ This is a significant scale development that would further alter the character of the area. However, the site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping resulting in a medium-term impact and if allocated this would be stated as part of the development requirements of the opportunity site. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience may change relation to openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. ○ Although, over a long-term, what gets developed becomes part of the landscape and the effects are only likely to have medium-term effects, this is a significant land take. 	-/0
Material Assets	+/?	<ul style="list-style-type: none"> ○ Unconfirmed WWTW capacity is an infrastructure constraint associated with the site, which will have a temporary affect. ○ The development will help sustain the local primary school which has a declining school roll although capacity of the school for the scale of the site may be dependent on phasing of the site. ○ The development will help sustain local services and facilities. 	+/?
Population	+/?	<ul style="list-style-type: none"> ○ No mix of house types is provided but potentially provides 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. A development of this scale is likely to deliver a substantial number of affordable homes. 	+

		○ The development would allow integration of the people where they live and work. Employment opportunities locally.	
Human Health	0	○ It would not result in loss of open space/core paths. The site has potential to enhance active travel opportunities. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0/+
Cultural Heritage	0	○ Unlikely to have any effects on the historic environment.	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BB040 Land West of Corskie Drive, Macduff		Proposal: Housing - 160 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/?	○ A proposal of this scale may lead to a decrease in air quality through increases in concentrations of air pollutants, as may increase traffic flow through nearby Banff.	0/?
Water	-	○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity. WIA required to assess the requirement for water treatment and mains upgrade. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, on a greenfield site, is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate/high. (River Deveron high quality at coast, moderate inland). ○ The site is adjacent to a watercourse to the south (Gelly Burn) – a buffer strip is proposed to mitigate against any effects and if allocated this would be stated in the development requirements of the opportunity site.	0
Climatic Factors	-/?	○ There would be CO ₂ emissions from general heating and travel – however the site has good proximity to local services reducing the need for travel. ○ The development is adjacent to an area identified at fluvial water flood risk and risks a long-term effect on climate and the water environment. ○ There is a high flood risk zone adjacent to the site to the south (Gelly Burn) – a buffer strip is proposed to mitigate, and the flood risk zone could form part of the open space provision. If allocated it will be stated in the development requirements for the site that a FRA and buffer strip required.	0/?
Soil	0	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0

Biodiversity	-/?	<ul style="list-style-type: none"> ○ Unlikely to have a long-term adverse impact on biodiversity – current use is agricultural land of low biodiversity value. ○ No biodiversity enhancements are proposed however there is a woodland to the south of the site and these trees should be protected. In addition, a planted buffer strip would help protect and enhance biodiversity value. 	0/?
Landscape	-	<ul style="list-style-type: none"> ○ The site is within North Aberdeenshire Coast Special Landscape Area ○ The impact could be mitigated by strategic landscaping resulting in a medium-term impact and if allocated this would be stated as part of the development requirements of the opportunity site. ○ The nature of land use will be changed. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience may be impacted in terms of colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness. ○ Although, over a long-term, what gets developed becomes part of the landscape and the effects are only likely to have medium-term effects, this is a significant land take. 	-/0
Material Assets	+/-	<ul style="list-style-type: none"> ○ The development will help sustain the local primary school which has a declining school roll although capacity of the school for the scale of the site may be dependent on phasing of the site. ○ The development will help sustain local services and facilities. ○ Road access is not in place to service this development. 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"> ○ Mix of house types is unknown. However, proposals must accord with the design policies in the LDP and include a mix of housing choice is provided for all groups of the population. A site of this scale is likely to deliver a substantial number of affordable homes. ○ The development would allow integration of the people where they live and work – there are employment opportunities locally. 	+
Human Health	0/+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. Adjacent core path would be retained. Site has potential to enhance active travel opportunities. ○ 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		

MEMSIE

Preferred Sites

Site Ref: OP1 (BB010) Crossroads, Memsie		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"> ○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality, ○ 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"> ○ Memsie Cairn Stone Septic Tank does not have capacity, however, subject to a growth project, it is feasible for this development to connect to the public septic tank. All foul drainage must go to public sewers. Memsie is within SEPA's Waste Water Drainage Consultation Area and it is not desirable to have private septic tanks. The capacity of the existing private communal treatment tank is limited, and it was meant to allow existing property owners to connect to it (they would have to pay for this). To mitigate against potential negative impact, it should be made mandatory for new homeowners to connect to the communal drainage system to avoid further private septic tanks. This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development, on a greenfield site, is near Water of Tyrie, where its quality of water is classified as bad. ○ The effect on the water environment also depends on potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. A Flood risk Assessment may be required. 	0/?
Climatic Factors	0/-	<ul style="list-style-type: none"> ○ Due to the lack of facilities in Memsie, 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 the scale of the proposal, the effects are likely to be insignificant. 	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. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	0/+

		<ul style="list-style-type: none"> There is an opportunity to link with the woodland to the south of the site. If the site is allocated, supplementary woodland planting will be stated as part of the development requirements for the site. 	
Landscape	0	<ul style="list-style-type: none"> Unlikely to have any significant effects on the landscape. 	0
Material Assets	-	<ul style="list-style-type: none"> The proposal will increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. Consultation with Education would be required: they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. 	-
Population	?	<ul style="list-style-type: none"> Unknown mix of house types proposed, but it would include affordable houses. Furthermore, proposals must accord with the design policies in the LDP and include a mix of house types. 	+/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: OP2 (BB003) Land to the North of Memsie		Proposal: 20 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"> In terms of air quality, the development is unlikely to have long-term negative effect on air quality. 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"> Due to limited flows in the receiving watercourse for the waste water treatment plant associated with the site, additional private treatment for OP2 site is unlikely to be feasible. Until a growth project can be implemented for the whole settlement, development during the Plan period may be limited at this site. Early discussions with Scottish Water should take place in this regard. Memsie Cairn Stone Septic Tank does not have capacity, however, subject to a growth project. All foul drainage must go to public sewers. Memsie is within SEPA's Waste Water Drainage Consultation Area and it is not desirable to have private septic tanks. The capacity of the existing private communal treatment tank is limited, and it was meant to allow existing property owners to connect to it (they would have to pay for this). This proposal would reduce the remaining capacity. This is a reversible short-term impact. Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. 	0/?

		<ul style="list-style-type: none"> ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ Watercourses are located to the north of the site (Doolie Burn on NE boundary and drain on NW boundary). A buffer strip will be required along the drain to mitigate against any effects. If allocated the development requirements of the opportunity site would include a statement to reflect this and that a Flood Risk Assessment may also be required. <p>The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure.</p>	
Climatic Factors	-	<ul style="list-style-type: none"> ○ Due to the lack of facilities in Memsie, 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. ○ Part of the development is in an area identified at risk from surface water flooding at Doolie Burn and is likely to have a long-term effect on climate and the water environment. Impacts will be localised. ○ A Flood Risk Assessment would 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. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	0/+
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change. 	-
Material Assets	--	<ul style="list-style-type: none"> ○ The proposal will lead to pressure on Rathen Primary School. Consultation with Education would be required as they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. 	-
Population	+/0	<ul style="list-style-type: none"> ○ A moderate mix of house types is proposed resulting in housing choice for some 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		

Alternative Sites

Site Ref: BB002 Land to the North of Memsie		Proposal: 40 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"> ○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. ○ 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"> ○ Memsie Cairn Stone Septic Tank does not have capacity, however, subject to a growth project, it is feasible for this development to connect to the public septic tank. All foul drainage must go to public sewers. Memsie is within SEPA's Waste Water Drainage Consultation Area and it is not desirable to have private septic tanks. The capacity of the existing private communal treatment tank is limited, and it was meant to allow existing property owners to connect to it (they would have to pay for this). This proposal would reduce the remaining capacity. To mitigate against potential negative impact, it should be made mandatory for new homeowners to connect to the communal drainage system to avoid further private septic tanks. This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The site is adjacent to watercourses (Doolie Burn on the northeast boundary and drain on the northwest boundary). A buffer strip will be required along the Doolie Burn to mitigate against any effects. If allocated the development requirements of the opportunity site would include a statement to reflect this and that a Flood Risk Assessment may also be required. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. 	0
Climatic Factors	-	<ul style="list-style-type: none"> ○ Due to the lack of facilities in Memsie, 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, a development of this scale is unlikely to have any effect on CO₂ emissions. ○ Part of the development is in an area identified at risk from surface water flooding at Doolie Burn and is likely to have a long-term effect on climate and the water environment. Impacts will be localised. ○ A Flood Risk Assessment would 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. 	0/+

		<ul style="list-style-type: none"> ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated in the Settlement Statement as part of the development requirements for the site. 	
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change. 	-
Material Assets	--	<ul style="list-style-type: none"> ○ The proposal will lead to a significant pressure on Rathen Primary School. Consultation with Education would be required as they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. 	-
Population	0	<ul style="list-style-type: none"> ○ A moderate mix of house types is proposed resulting in housing choice for some 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: BB009 Land off A981, Adjacent to Berryhill House, Memsie		Proposal: 15 houses	
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"> ○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality. ○ 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 capacity for this area if it can connect to the private communal treatment tank north of the settlement. All foul drainage must go to public sewers. Memsie is within SEPA's Waste Water Drainage Consultation Area and it is not desirable to have private septic tanks. This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ The effect on the water environment depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. 	0/?

Climatic Factors	0/-	o Due to the lack of facilities in Memsie, 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 the scale of the proposal, the effects are likely to be insignificant.	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 Opportunity for a village green presents an opportunity to enhance the local biodiversity. If the site is allocated, this would be stated as part of the development requirements for the site.	0
Landscape	0/-	o Medium scale, low density development that would alter the character of the area. However, the site is relatively flat, is contained by existing development, would appear to be a logical extension to the settlement, and would not extend beyond existing building lines. The impact could be mitigated by strategic landscaping and open space. If allocated, this will be stated as part of the development requirements for the site or designated as protected land.	0
Material Assets	--	o The proposal will increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. Consultation with Education would be required: they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects.	-
Population	0	o A mix of houses is proposed, but not detailed, although there will be no flats.	+/0
Human Health	0/+	o There is an opportunity to create a village green, but it is not detailed. 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: BB011 (P3) School Site, Memsie		Proposal: Change of use to infill for 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	0	o In terms of air quality, the development is unlikely to have long-term negative effect on air quality. 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"> ○ The WWTW has capacity for this area if it can connect to the private communal treatment tank north of the settlement. However, proposer proposes private septic tanks, but the site is within a SEPA waste water drainage hotspot. Also land to the south of the site floods (near Water of Tyrie). This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse (Water of Tyrie) where its quality of water is classified as bad. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. ○ The site is adjacent to a field drain and a buffer strip would be required to mitigate against any effects such as minor surface water flooding. A FRA may be required. If allocated, the development requirements of the opportunity site would include a statement to reflect these mitigations. 	--
Climatic Factors	-/?	<ul style="list-style-type: none"> ○ Due to the lack of facilities in Memsie, 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 scale of the proposal is unknown. ○ Potential minor surface flooding will not have a significant impact. 	-/?
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. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. There is also an opportunity to link with the woodland to the south of the site. If the site is allocated, such enhancements will be stated as part of the development requirements. 	0/+
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a slight negative impact on the landscape character and the effect is likely to be long-term. The backdrop of existing houses and woodland will mitigate the effect. ○ However, its scale in relation to Memsie and visible location means it would have a noticeable change on the landscape experience - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change. 	-
Material Assets	-	<ul style="list-style-type: none"> ○ The proposal will increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. Consultation with Education would be required: they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. 	-
Population	+/?	<ul style="list-style-type: none"> ○ Unknown mix of house types proposed, but it would include affordable houses in accordance with the design policies in the LDP. 	+/?
Human Health	+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ Could improve links to Brunt Wood (has to cross watercourse/ditch). ○ 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. The scheduled Cairn of Memsie is over 400m east of the site on flat ground. 	0

Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect	
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Site Ref: BB015 Land South of Cairnmuir Farm, Memsie		Proposal: 60 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 long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. As most services are in Fraserburgh, this development could have an impact on its air quality. ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	-
Water	--	<ul style="list-style-type: none"> ○ Memsie Cairn Stone Septic Tank does not have capacity, but proposes a communal treatment tank that could be adopted by Scottish Water. However, drainage is likely to be an issue as it is near SEPA's waste water drainage hot spot, and there is no change in geology and gradient. This is a reversible short-term impact. ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is next a watercourse (Water of Philorth) where its quality of water is classified as bad. A buffer strip would be required to help enhance it and to mitigate against flood risk. SUDS/attenuation ponds would have to be to a high standard. If allocated, the development requirements of the opportunity site would include a statement to reflect the mitigation required. ○ The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. 	--
Climatic Factors	-	<ul style="list-style-type: none"> ○ There is fluvial flood risk to the south, which development can avoid, but there is surface water flooding within the site. If allocated, the development requirements of the site would state that a FRA is required. ○ Due to the lack of facilities in Memsie, the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. 	-
Soil	0	<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/+

		<ul style="list-style-type: none"> o Mitigation measures, such as a buffer strip next to the Water of Philorth would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, these enhancement opportunities would be stated as part of the development requirements of the site. 	
Landscape	-	<ul style="list-style-type: none"> o The scale and location of the proposal would 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 landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. 	-
Material Assets	-/+	<ul style="list-style-type: none"> o The proposal will significantly increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. Consultation with Education would be required: they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. o New sewage infrastructure would be required, which could allow existing houses to connect to it. 	-/+
Population	0/+	<ul style="list-style-type: none"> o A moderate mix of house types is proposed resulting in housing choice for some groups of the population. 2-3 bedroom homes proposed, but no single bedroom homes. 	+
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 The development is unlikely to have negative effect on the setting of the adjacent scheduled Cairn of Memsie monument. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BB019 Site at Birnie Woods, North of Muir Road, Memsie		Proposal: 30 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 In terms of air quality, the development is unlikely to have long-term negative effects on air quality, 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 Unknown how WWTW will be provided or if it is possible. If private treatment works were to be provided, drainage is likely to be an issue as it is within SEPA's waste water drainage hotspot and Memsie Cairn Stone Septic Tank does not have capacity. 	-/?

		<p>To mitigate against potential negative impact, it should be made mandatory for new homeowners to connect to the communal drainage system to avoid further private septic tanks. This is a reversible short-term impact.</p> <ul style="list-style-type: none"> ○ Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. ○ Multiple minor watercourses run through the site. Some surface water drainage issues associated with the watercourses. Buffer strips will be required along the existing drains. If the site is allocated, the development requirements of the opportunity site would include a statement to reflect that such mitigation is required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The effect on the water environment also depends on potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding, and the extent to which the allocation connects to public sewage infrastructure. 	
Climatic Factors	-	<ul style="list-style-type: none"> ○ Due to the lack of facilities in Memsie, 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 the scale of the proposal, the effects are likely to be insignificant. ○ Part of 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. Impacts will be localised, and buffer strips will be required along the existing drains. If the site is allocated, the development requirements of the opportunity site would include a statement to reflect these mitigations. 	-
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	--	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats or habitat fragmentation, however this is an ancient woodland site with unique attributes and soil structure with associated species. ○ Development would impact on species associated with remnant ancient woodland. ○ Mitigation measures, such as a buffer strip next to woodland and watercourses, and woodland restoration would help reduce potential negative effects and provide biodiversity enhancement opportunities to some degree, however ancient woodland sites are a protected resource as they are irreplaceable once lost to development. 	-
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness. 	-
Material Assets	-	<ul style="list-style-type: none"> ○ The proposal will significantly increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. Consultation with Education would be required: they may be able to accommodate a small increase over a period of years. If allocated the Settlement Statement will specify how to mitigate against these effects. 	-
Population	-	<ul style="list-style-type: none"> ○ A limited mix of house types is proposed resulting in housing choice for only a few groups of the population. 	+/0
Human Health	+	<ul style="list-style-type: none"> ○ Opportunity to enhance accessible open space and existing core path. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+

Cultural Heritage	-	o Site is on an archaeological site listed in the SMR for the remains of stone clearance heaps, although their condition has deteriorated. Their importance needs to be further established. Proposer intends to reuse any stones as part of the development.	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: BB021 Land south of Muir Road, Memsie		Proposal: 60-70 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	-	o In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. As most services are in Fraserburgh, this development could have an impact on its air quality. o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	-
Water	--	o Memsie Cairn Stone Septic Tank does not have capacity for this site, but proposes a communal treatment tank that could be adopted by Scottish Water. However, drainage is an issue as the site is within a SEPA waste water drainage hotspot. This is a reversible short-term impact. o Turriff WTW has capacity, but development will be fed directly off trunk main, therefore 24-hour storage will be required at each property. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse (Water of Tyrie) where its quality of water is classified as bad. o The effect on the water environment also depends on; potential deterioration of a waterbody, the extent to which the allocation is at risk from flooding; and the extent to which the allocation connects to public sewage infrastructure. o The site has minor surface water flood risk which improved drainage is expected to mitigate. The site is also adjacent to a fluvial flood risk zone – a buffer zone would help mitigate against potential flood risk. If allocated, the development requirements of the opportunity site would include a statement to reflect such mitigation measures including requirement for a FRA.	--
Climatic Factors	-	o Some surface water flood risk to the south. A FRA required. If allocated, these requirements would be stated in the development requirements of the opportunity site. o Due to the lack of facilities in Memsie, the development could have a long-term negative impact due to increased travel requirements (the need to travel long distances to 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	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. ○ There is a small opportunity to link with the woodland to the southwest of the site. 	0/+
Landscape	-	<ul style="list-style-type: none"> ○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and setting of Memsie, and the effect is likely to be long-term. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. ○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations. 	-
Material Assets	-/+	<ul style="list-style-type: none"> ○ The proposal will significantly increase pressure on Rathen Primary School, which is forecast to be over capacity by 2022. ○ New sewage infrastructure would be required, which could allow existing houses to connect to it. 	-/+
Population	0	<ul style="list-style-type: none"> ○ A mix of house types is proposed resulting in housing choice for some groups of the population. 	+
Human Health	0/+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths. ○ Could improve links to Brunt Wood (has to cross watercourse/ditch). ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	0/+
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have long-term and permanent negative effect on the setting of the adjacent scheduled Cairn of Memsie monument. The scale of the development would weaken the sense of place. No mitigation measures have been identified that would lessen the impact on the historic setting. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. 	--
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

NEW ABERDOUR

Preferred Sites

None that are new sites.

Alternative Sites

None.

NEW BYTH

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: BB013 Site adjacent to Urquhart Road, Land at New Byth		Proposal: 10 homes – self build	
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"> ○ New Byth WWTW has limited capacity for this area and the development would exceed current capacity. A growth project would be required to accommodate development in New Byth of more than 10 homes (there is currently capacity for up to 10 homes). This is a reversible short-term impact. ○ Turriff WTW has capacity. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, 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 unknown. 	0
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. This cannot be mitigated against, however, impact at this scale of development is not significant. ○ There is a flood risk area nearby, however, the area of flooding is unlikely to increase in the long-term. 	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 and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long term. This is a limited resource and cannot be replaced, however no intervention is available to mitigate against this loss. 	-

Biodiversity	0	o The development of a greenfield site (grazing land) 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	o The scale and location of the proposal will not have a significant negative impact on the landscape character, due to the siting of the site adjacent to an existing built up area.	0
Material Assets	-	o There are infrastructure constraints associated with the site, namely WWTW which will have a short-term effect. o Road access is expected to be achieved from the existing road - impact will have a temporary 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	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Proposals must accord with the design policies in the LDP and include a mix of house types. However due to the nature of self-build development, housing choice cannot be assured.	-?
Human Health	0	o Access to adjacent core path would be retained.	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		

PENNAN

Preferred Sites

None.

Alternative Sites

None.

PORTSOY

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: BB028 (OP3) Durn Road, Portsoy		Proposal: 125 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"> ○ Portsoy Screen Station has insufficient capacity and a growth project would be required to upgrade it, but a DIA is required to establish the hydraulic capacity. Local sewer reinforcement may be required depending on outcome of network analysis. This is a reversible short-term impact. ○ Turriff WTW has capacity but local main reinforcement may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be long-term. The site has a history of surface water flooding from the Soy Burn with a risk of downstream impacts caused by development of this site. It is unlikely that this can be mitigated against. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. 	--
Climatic Factors	--	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel as the site has good connectivity with the settlement. ○ The development is in an area identified at fluvial and surface water flood risk and is likely to have a long-term effect on climate and the water environment. History of flooding on site is a significant issue – surface water flooding from the Soy Burn. SUDS unlikely to be able to mitigate due to sloping site. 	--
Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	+	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term 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 site is currently agricultural land with low biodiversity value. 	+

		<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 has the potential to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. ○ Mitigation measures, such as a buffer strip next to existing woodland and the watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	
Landscape	0	<ul style="list-style-type: none"> ○ In light of the location of the proposal, it would not have a significant impact on the landscape – site is contained by surrounding woodland and settlement; the wide views and general openness of the wider landscape will not be adversely impacted. ○ Although the scale of development is significant for the size of Portsoy, the development would not significantly alter the character of the area. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. However, the site is relatively flat and is a logical extension to the existing settlement. The impact could be mitigated by strategic landscaping. ○ The landscape experience overall is not likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, 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"> ○ WWTW capacity is unconfirmed for this area but will have a temporary effect. ○ The proposal will otherwise not lead to any significant pressure on local infrastructure, but will help support and sustain local facilities and services. ○ 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. Social Infrastructure enhancements will include new foot and cycle path links, connectivity to the natural environment (woodland) facilitated through the site together with woodland and biodiversity enhancement. 	+
Population	+	<ul style="list-style-type: none"> ○ A mix of house types is proposed resulting in some housing choice for all groups of the population. 	+
Human Health	+	<ul style="list-style-type: none"> ○ It would not result in loss of open space/core paths, and the site has the potential to provide good links to the existing path network. ○ Provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing. 	+
Cultural Heritage	0	<ul style="list-style-type: none"> ○ Unlikely to have any effects on the historic environment. ○ The development is unlikely to weaken the sense of place, and the identity of existing settlements. 	0
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

RATHEN

Preferred Sites

None that are new sites.

Alternative Sites

Site Ref: BB034 Land North and East of Rathen West Church, Rathen		Proposal: 10 homes - self-build plots	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> • reversibility or irreversibility • risks • duration (i.e. permanent, temporary, long-term, short-term and medium-term) 	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> ○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	--	<ul style="list-style-type: none"> ○ No WWTW currently available. A new plant would need to be provided to an adoptable standard. Rathen is in a SEPA Waste Water Drainage Consultation Area and private septic tanks are not supported. This is a reversible short-term impact. ○ WIA will be required, as Rathen is within Turriff WTW and Forehill WTW catchment. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The site has surface water issues. A FRA may be required. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>bad</i>. The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated this would be stated in the development requirements of the opportunity site. 	-
Climatic Factors	-	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating and travel. ○ The plots would be self-build and operate as home-work units, therefore, travel requirement is expected to be low. ○ Adjacent to fluvial extent to north, surface water flooding in eastern part. A FRA is required - if allocated, the development requirements of the site would state this is 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

		<ul style="list-style-type: none"> ○ The development will result in the loss of existing trees, woodland and hedges, however, can be mitigated through re-plantation. ○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. 	
Landscape	0	<ul style="list-style-type: none"> ○ The scale and location of the proposal will have localised impact on the landscape character as the site is spatially contained and impact on the wider landscape is limited. ○ Trees along the northern boundary, although off site, are a key feature of the landscape and spatially define the site and will require to be considered. Trees at Rathen House will also have to be considered. ○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects overall. 	0
Material Assets	--	<ul style="list-style-type: none"> ○ There are a number of infrastructure constraints associated with the site, namely, lack of WWTW capacity, road access from the A90, insufficient education provision at Rathen Primary School, narrow roads and pavements, which will overall have a long-term affect. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated the Settlement Statement will specify how to mitigate against these effects. Nonetheless, there is an overall impact on local infrastructure. 	-
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. Proposals must accord with the design policies in the LDP and include a mix of house types, however, due to the nature of self-build development there can be no reassurance of delivering housing choice. 	-/?
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. ○ Core path impact – additional traffic on narrow lane with no footpath. This could not be mitigated against. 	0/-
Cultural Heritage	--	<ul style="list-style-type: none"> ○ The development will have a long-term and permanent negative effect on the site/setting of scheduled monuments and listed buildings. The development is likely to weaken the sense of place, and the identity of existing settlement. It would not be possible to mitigate against this long-term impact. ○ Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit. ○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. 	--/?
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

ROSEHEARTY

Preferred Sites

Site Ref: OP1 and P2 (BB023) South of Ritchie Road		Proposal: 49 homes and small business units	
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"> ○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in Fraserburgh, where emissions are breaching AQMA thresholds. ○ The site is next to a bus stop so effects would be reduced, but Roseheartly has limited employment opportunities. ○ 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"> ○ Fraserburgh Phingask WWTW and Turriff WTW have capacity for this area, but local reinforcements may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ Minor watercourse/drain runs through the site and a buffer strip would be required to mitigate against any effects. If allocated this mitigation would be stated in the development requirements of the opportunity site. 	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 for employment) and increased emissions. Effects could be reduced given there is a bus stop adjacent to the site from Fraserburgh to New Aberdour. ○ A FRA may be required due to a minor watercourse/drain running through site. 	-/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"> ○ As the site is farmed the land will have low biodiversity value, and development is unlikely to have a long-term adverse impact. ○ Opportunities to enhance the site along the ditches and the southern boundary (identified as site P2 in the 2017 LDP), also by introducing a buffer strip along the watercourse running through site. If the site is allocated these opportunities will be stated as part of the development requirements for the site. 	+
Landscape	-	<ul style="list-style-type: none"> ○ The site is within North Aberdeenshire Coast Special Landscape Area. ○ Proposal is a large extension that will elongate the settlement further. However, the proposal rises gently southwest and will not dominate the skyline, and it is a logical extension to Roseheartly. This could be mitigated by strategic landscaping along the southern boundary, and if allocated, this will be stated as part of the development requirements for the site. ○ Furthermore, 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. ○ Provision of employment land, albeit at a smaller scale than previously proposed in the 2017 LDP for this site. ○ Presents an opportunity to provide traffic calming measures at the entrance to the village, as desired by the Community Council. 	0/+
Population	+	<ul style="list-style-type: none"> ○ Mix of house types is proposed resulting in a housing choice for most groups of the population. 	+
Human Health	+	<ul style="list-style-type: none"> ○ It could enhance the path network in this area and link with the Core Path, northwest of this site. 	+
Cultural Heritage	0/+	<ul style="list-style-type: none"> ○ Given the distance the proposal is from the war memorial and the local topography, the proposal is unlikely to have any negative effects on it, Pitsligo Castle nor Peathill Kirk. ○ If boundary stones are retained along the road, these could be enhanced. 	0/+
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

None.

SANDEND

Preferred Sites

None that are new sites.

Alternative Sites

None.

SANDHAVEN AND PITTULIE

Preferred Sites

None that are new sites.

Alternative Sites

None.

WHITEHILLS

Preferred Sites

Site Ref: OP1 (BB030) Knock Street, Whitehills		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	<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"> ○ Moray/Banff/Macduff WWTW and Turriff WTW have capacity, but local sewer reinforcement may be required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development is on a greenfield site near a watercourse where the quality of water bodies is moderate. 	0
Climatic Factors	0	<ul style="list-style-type: none"> ○ A proposal of 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	-/?	<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. ○ However, this development is close to Cullen to Whitehills Coast LNCS and close to Whitehills to Melrose Coast SSSI and although no protected species are identified on the site, the development nonetheless risks disturbing natural heritage e.g. ground nesting birds and there is no mitigation identified for this. 	-/?
Landscape	-	<ul style="list-style-type: none"> ○ The landscape experience will be adversely impacted in terms of the sense of exposure, wildness, remoteness and drama of the coast. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries will change and the development risks eroding the landscape character with long-term impact. ○ This is a substantial development for the size of Whitehills - the proposed strategic planting on the site's exposed northern and eastern boundaries is proposed as a mitigation. Nonetheless, the site will have landscape impact in this exposed location. 	0/-
Material Assets	+	<ul style="list-style-type: none"> ○ The potential infrastructural constraint of WWTW and WTW associated with the site, will have a temporary effect (capacity unknown but is likely to be resolvable). ○ The development would help sustain the local schools and support local services and facilities. ○ Green space value may be enhanced through biodiversity enhancement proposed including tree planting and open space provision. 	+

		<ul style="list-style-type: none"> o All new residential development to contribute to a footway between Ladysbridge and Whitehills and indoor and outdoor sports and learning facilities. o School capacity for this site is available. 	
Population	+/?	<ul style="list-style-type: none"> o Mix of house types is proposed (to be confirmed) resulting in housing choice for all groups of the population. Proposals must accord with the design policies in the LDP and include a mix of house types. o The development would allow integration of the people where they live and work - employment opportunities in nearby Banff and Macduff. 	+/0
Human Health	0	<ul style="list-style-type: none"> o It would result in some loss of open space (there is public access to the field) but no loss of 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	-	<ul style="list-style-type: none"> o May affect the historic environment indirectly as development spreading southwards of this site may have cumulative impact on the setting of the ancient Red Well close by encroaching on openness, adversely affecting the sense of place the coastal setting provides. Strategic planting mitigates to some degree but there would be encroachment on the coastal setting nonetheless. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Alternative Sites

Site Ref: BB029 Land East of Redwell Drive, Whitehills		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	<ul style="list-style-type: none"> o For the most part, air quality is likely to have short to medium-term temporary insignificant effects. 	0
Water	0/-	<ul style="list-style-type: none"> o Moray/Banff/Macduff WWTW and Turriff WTW have capacity, but local sewer reinforcement may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. 	0
Climatic Factors	-	<ul style="list-style-type: none"> o A proposal of this scale is unlikely to have any effect on CO₂ emissions. o High/medium surface water flood risk. This could be mitigated through a Flood Risk Assessment (FRA), and if allocated this mitigation would be stated in the development requirements for the site. 	0

Soil	0	<ul style="list-style-type: none"> ○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. 	0
Biodiversity	-/?	<ul style="list-style-type: none"> ○ The development of a greenfield site is unlikely to have long-term 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. ○ However, this development is close to Cullen to Whitehills Coast LNCS and close to Whitehills to Melrose Coast SSSI and although no protected species identified on the site, the development nonetheless risks disturbing natural heritage e.g. ground nesting birds and there is no mitigation identified for this. 	-/?
Landscape	--	<ul style="list-style-type: none"> ○ The site is within the Coastal Zone, i.e. environmentally sensitive area. ○ This is a substantial development for the size of Whitehills - the proposed strategic planting on the site's exposed northern and eastern boundaries is likely to appear incongruous in this coastal setting, causing an impact in itself therefore having an adverse effect on the landscape in the long term, impacting on scenic value, and sense of place. ○ The landscape experience will be adversely impacted in terms of the sense of exposure, wildness, remoteness and drama of the coast. ○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries will change and the development risks eroding the landscape character with a long-term impact. 	--
Material Assets	+/-	<ul style="list-style-type: none"> ○ The potential infrastructural constraint of WWTW and WTW associated with the site, will have a temporary effect (capacity unknown but is likely to be resolvable). ○ There would be a school capacity issue if this site is brought forward in addition to the adjacent OP1 site. The development would however support other local services and facilities. ○ Biodiversity and green space value may be enhanced through the biodiversity enhancement proposed including tree planting and open space provision. 	+/-
Population	+/?	<ul style="list-style-type: none"> ○ Mix of house types is proposed (to be confirmed) resulting in housing choice for all groups of the population. Proposals must accord with the design policies in the LDP and include a mix of house types. ○ The development would allow integration of the people where they live and work - employment opportunities in nearby Banff and Macduff. 	+/?
Human Health	0	<ul style="list-style-type: none"> ○ It would result in some loss of open space (there is public access to the field) but no loss of 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"> ○ Affects historic environment – adverse impact on setting of the ancient Red Well close by and the sense of place the coastal setting provides. Screen planting would not mitigate against impact on sense of openness and coastal character that creates sense of place in this location. 	-
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

LANDWARD SITE – FINTRY

Preferred Sites

None.

Alternative Sites

Site Ref: BB014 Site at Yonderton, Craigston, Fintry		Proposal: 20 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"> ○ In terms of air quality, the development is likely to have a long-term negative effect on air quality, due to the travel requirements and heating. 	0
Water	--	<ul style="list-style-type: none"> ○ The WWTW has no capacity for this area. Communal system preferred. This is a reversible short- term impact. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. ○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is unknown. ○ A watercourse runs adjacent to the site (Craigston Burn). A buffer strip will be required adjacent to the watercourse. A FRA will be required. If allocated, these mitigations will be stated in the development requirements of the opportunity site. However, a significant portion of the site is in a flood risk zone. 	-
Climatic Factors	-	<ul style="list-style-type: none"> ○ There would be minimal CO₂ emissions from general heating. ○ The development is likely to have a long-term negative impact due to increased travel requirements (the need to travel long distances to services) and increased emissions. This cannot be mitigated against. 	-
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. 	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 habitat fragmentation. ○ The development is likely to fragment woodlands, and cause habitat fragmentation. ○ 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. 	-/?

		<ul style="list-style-type: none"> o May be adverse impact on protected species as badgers recorded nearby (Habitat Survey may be required to confirm if badger setts are in close proximity) 	
Landscape	-	<ul style="list-style-type: none"> o In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term. o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o Adverse impact on 'Agricultural Heartland' landscape character – poorly sited housing detracts from and diminishes landscape character. The development would cause suburbanisation of the countryside, with adverse visual impact being on a sloping/elevated site. Screen planting would not mitigate against these effects. 	-
Material Assets	-/?	<ul style="list-style-type: none"> o The proposal will lead to significant pressure on local infrastructure (WWTW). Consultation with relevant infrastructure provider will be required to identify mitigation required and if allocated the Settlement Statement will specify how to mitigate. 	-/?
Population	+/0	<ul style="list-style-type: none"> o A mix of housing types with affordable homes is proposed resulting in increased housing choice for all groups of the population. However, due to the location not all groups will be able to access this housing. 	+/0
Human Health	0/-	<ul style="list-style-type: none"> o It would not result in the loss of open space/core paths however there are no footpath links to the nearby settlement. 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		