

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

**This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.**

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 31 July 2020\*.

We recommend that you keep a copy of your representation for your own records.

*\*UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



## ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

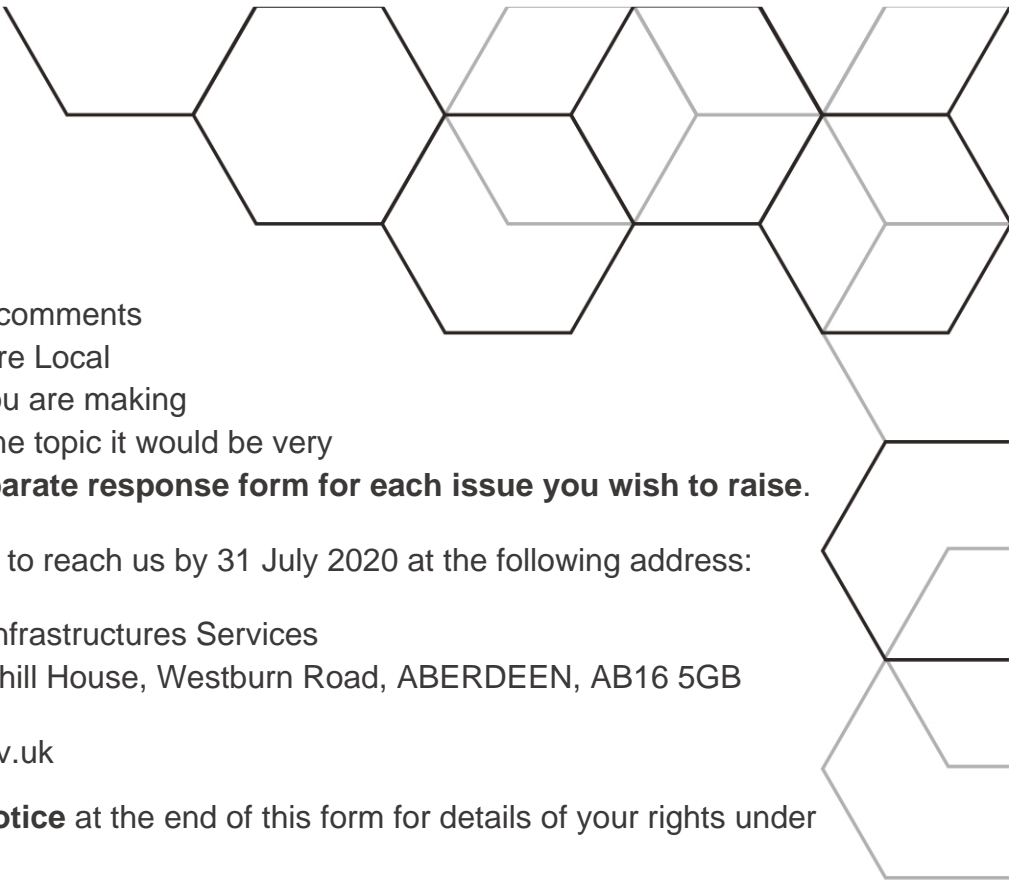
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan  
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)  
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Mr
First Name:	E
Surname:	Mitchell
Date:	23/07/20
Postal Address:	██
Postcode:	████████
Telephone Number:	████████████████
Email:	████████████████████

Are you happy to receive future correspondence only by email? Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

*An acknowledgement will be sent to this address soon after the close of consultation.*

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

**Appendix 6 Table Kincardine and Mearns, Site OP3 in Luthermuir for 13 housing units AND Appendix 7E Settlement Statements Kincardine and Mearns Site OP3: Land North of Church Road.**

I object to the inclusion of the site in Luthermuir OP3: Land North of Church Road in the Local Development Plan. I would wish to see the removal of OP3 in Luthermuir from the plan and this area to also be removed from the village envelope and retained as per its current status in the countryside area.

If the site is retained I would wish to see the requirement for a Flood Risk Assessment added to the Settlement Statement for Luthermuir Site OP3 in Appendix 7e.

**Reason for change:**

I object to the inclusion of the site in Luthermuir OP3: Land North of Church Road in the Local Development Plan. I would wish to see the removal of this site from the plan and this area to also be removed from the village envelope and retained as per its current status in the countryside area as it is considered that:

**The proposal is inconsistent with identified housing need**

Luthermuir is not situated within a Strategic Growth Area and therefore this site is not required to meet the Strategic Growth Area Allowance.

The Main Issues Report Appendix 5 Kincardine and Mearns part 1 noted regarding site KN125 that *“given the low rate of development in the village, and the scale of other allocations, approved consents and bid sites preferred in Luthermuir, this site is not supported at this time MIR”*. This acknowledged that the site was not required to meet identified housing need at the time of the MIR. The housing requirement for the period to 2032 is 5,107 with 2,042 coming from the Rural Housing Market Area. There is a supply of 2,619 units to meet this allowance and a total LDP housing supply of 10,740 units in the Rural Housing Market Area. Whilst it is understood the need for a generous supply it is considered that this site (OP3 Luthermuir) is, as per the MIR position, currently not required to meet the Strategic Plan identified need as there is an excess of a 20% allowance in the supply.

The Housing Land Audit 2019 shows 50 units available with an anticipated completion rate of 5 per year from 2024 to 2028 inclusive being delivered on OP1. This gives a steady level of organic scale growth in this small village (under 400 people) over the proposed plan period and beyond. This site has had the numbers increased to 31 in the Proposed Plan. The audit also shows site K/LM/H/011 South of Newbigging Cottages as having full planning permission and the only noted constraint to delivery being marketability. This site is now OP2 in the Proposed Plan and set to deliver 25 units. It is debatable whether the additional proposed supply of 13 units at OP3 will improve the marketability of the existing supply of 56 units. It may even undermine the delivery of these 2 sites that have already gone through due planning process and are further progressed for a site that is considered to be less favourable in terms of sustainable development principles.

It is considered that the proposed site OP3 in Luthermuir is not required to meet the identified housing need for the area.

**Negligible support for primary school numbers**

The landowner indicated the proposed mix of house types at the “Call for Sites” at which time OP3 was referenced KN125 (See attachment 1 Call for Sites Submission, Site KN125) as follows: Number of: Detached: 9; Semi-detached: 4. Number of: 2 bedroom homes: 4; 3 bedroom homes: 7; 4 or more bedroom homes: 2. Research has shown that an additional 3 children per 100 family houses per year group may be assumed to be generated for primary and pre-school numbers, (7 year groups). This estimates an increase of  $13 \times 0.03 \times 7 = 2.73$  pupils at the primary school as a result of this development. It is considered that the benefit of less than 3 additional pupils at the primary school does not outweigh the other negative impacts of this proposal.

**The proposal fails to safeguard Prime Agricultural Land**

The inclusion of this site in the Development Plan is objected to as it constitutes Prime Agricultural Land, which is a limited and irreplaceable resource. The land at OP3 in Luthermuir is classified as Prime Agricultural Land in the Soil Survey for Scotland (see attachment 3 Soil Survey for Scotland, Land Capability for Agriculture extract). The Council’s Strategic Environmental Assessment confirmed this and stated about this site that *“The proposed development would*

*result in the loss of prime agricultural land (grade 2)” and that “Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.” (See attachment 4, Strategic Environmental Assessment Site KN125 p66). The Issues and Actions – Kincardine and Mearns paper by the Council noted that “the site is prime agricultural land and its loss would not be outweighed by development where sufficient housing supply can be provided elsewhere.” (see attachment 5 Issues and Actions –Kincardine and Mearns p74-75 re site KN125).*

The importance of Prime Agricultural Land is set out in Scottish Planning Policy (SPP) - para 80 states *“Development on prime agricultural land, or land of lesser quality that is locally important should not be permitted except where it is essential:*

- as a component of the settlement strategy or necessary to meet an established need, for example for essential infrastructure, where no other suitable site is available; or*
- for small-scale development directly linked to a rural business; or*
- for the generation of energy from a renewable source or the extraction of minerals where this accords with other policy objectives and there is secure provision for restoration to return the land to its former status.”*

It is considered that the designation of OP3 in Luthermuir is not in accord with SPP and therefore its inclusion in the plan is objected to.

It is noted and welcomed that the Proposed Local Development Plan safeguards Prime Agricultural Land through policy PR1.1 in accordance with SPP *“We will not approve developments that have a negative effect on important environmental resources associated with air quality, the water environment, important mineral deposits, prime agricultural land, peat and other carbon rich soils, open space, and important trees and woodland. In all cases development which impacts on any of these features will only be permitted when public economic or social benefits clearly outweigh any negative effects on the protected resource, and there are no reasonable alternative sites.”*

It is also noted that policy PR1.5 of the Proposed Plan permits the development of Prime Agricultural Land where this is allocated for development in the Local Development Plan. In order to accord with sustainable development it therefore behoves the Council to ensure that sites allocated meet with the tests set out in SPP. It is considered that site OP3 in Luthermuir should not be allocated in the LDP and subject to this policy as it has not been clearly demonstrated that this site is essential as a component of the settlement strategy nor necessary to meet an established need where no other suitable site is available. Prime Agricultural Land adjacent to a settlement will become increasingly important in terms of food resilience into the future.

#### **The proposal has the potential to exacerbate existing flooding issues**

Luthermuir has developed on a flat area of open land. Church Road in Luthermuir, adjacent to the proposed site, is identified on the Scottish Environment Protection Agency Flood Risk maps as an area with high risk of surface water flooding (see attachment 7 SEPA Flood Risk Map, Luthermuir).

Luthermuir and the site OP3/KN125 are also identified in the Council’s Strategic Flood Risk Assessment Jan 2019 p13 as follows *“12. Surface Water 12.1 Within Aberdeenshire there are known places where there are problem areas for surface water including:....Luthermuir...”*. The assessment of the proposed site KN125 noted the following: *“Flood Risk: Yes ; Flooding Comment: Site is not within a fluvial flood risk zone however the Council’s Flood and Coast*

*Protection Team have concerns. FRA will be required. MIR Site Status: Other options not preferred by Officers”.*

The Strategic Environmental Assessment noted the proposal in terms of water as O/?, both pre and post mitigation, with the following *“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.”* Highlighting the fact that flood risk at this location is uncertain. Under *“Climate”* the SEA also noted that *“The above issues [flood related] need to be investigated further, and if allocated, the development requirements for the site would state that a flood risk assessment will be required.”*

The Call for Sites submission noted that *“... houses to the South have had issues in the past with water running from the site and concentrating in their gardens”* This area has experienced flooding in recent times, which appears to have increased following the development of housing up the access to the east of the proposal.

All the above factors indicate an un-quantified flood risk at this location, which through additional development may exacerbate the existing issues and further adversely impact on neighbouring properties. A Flood Risk Assessment has not been supplied to be taken into account during the assessment of this site. It is disappointing that the section on Luthermuir sites in Appendix 7 Settlement Statements Kincardine and Mearns does not note a requirement for a Flood Risk Assessment as is the case with sites OP1 and OP2 in the village nor does the Delivery Programme April 2020. There are serious concerns regarding flooding that it is considered have not been addressed and there is little assurance through the plan that they will be (as noted in the SEA). It is hoped that a precautionary approach will be taken and the site removed from the plan.

#### **The proposal has unresolved access issues**

At the *“Call for Sites”* the landowner indicated that access was proposed via a narrow access not made to adoptable standard to the east of the site, shown in green on the plan (See attachment 1 Call for Sites submission site plan for KN125). It is noted that there is a Tree Preservation Order safeguarding a line of old Scots Pines along the western edge of this track (See attachment 6 Tree Preservation Order). It is understood that an adoptable standard road is unlikely to be achieved by this access if the trees are to be safeguarded.

It is understood that a new potential access may be being considered but that there are also constraints relating to this access, including overhead lines. It also understood that information on this access was not available to the public at the Main Issues Report stage, nor in the Committee paper when the decision was taken to include this site in the Proposed Local Development Plan during the review of the issues from the Main Issues Report stage. The information presented to the Committee was as follows *“the access road is poor and bound by protected trees. Development would require upgrades to the access, which would endanger the trees that have local landscape value. While a revised drawing of the proposed road access has since been submitted, it has not been reviewed by the Council’s Roads Department.”* (see attachment 5 Issues and Actions –Kincardine and Mearns p73-75 re site KN125). The Delivery Programme does not address these issues.

It is noted that the reconfigured site from KN125 to OP3 has seen a reduction in size and a disconnect from the originally proposed unsuitable access. This leaves an isolated pocket of land that will be under increasing development pressure into the future including use of this access

point.

This site (OP3 Luthermuir) is objected to as non-effective due to the unresolved access issues and its inclusion in the plan is considered to be premature.

#### **Lack of transparency in the planning process**

The evidence base presented to the public in the SEA and in the Main Issues Report Appendix stage indicated that this was not a preferred site. Despite involving Prime Agricultural Land, unresolved access issues, potential flooding issues, no clear identified need and an officer recommendation not to take this site forward it was proposed for inclusion in the PLDP by the Kincardine and Mearns Committee with no indication of the evidence base for so doing in the associated paper (see attachments 5 Issues and Actions –Kincardine and Mearns p73-75 re site KN125 and attachment 2 Kincardine and Mearns Area Committee Aug 2019). There appears to be a lack of transparency behind this decision, for which the material planning considerations are unclear. The inclusion of this site in the Local Development Plan is therefore objected to.

#### **The proposal does not promote sustainable development**

Climate change is a serious issue that planning can play a key role in mitigating not just through controlling strategic level developments but by being concerned with the impacts, including cumulative impacts, of smaller local scale developments. It is considered that this site does not contribute to sustainable development in Aberdeenshire due to:

- *“the development at KN125 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. ...”* (SEA: Climate);
- Potential exacerbation of existing flooding issues;
- Potential impact on safeguarded trees;
- Development on Prime Agricultural Land;
- Lack of evidenced housing need.

Given that a clear case has not been made for the inclusion of this site in the next Local Development Plan it is requested that it is removed as an allocation and from the village envelope.



# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: [dataprotection@aberdeenshire.gov.uk](mailto:dataprotection@aberdeenshire.gov.uk)

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

### Your information is:

Being collected by Aberdeenshire Council	X
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### The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

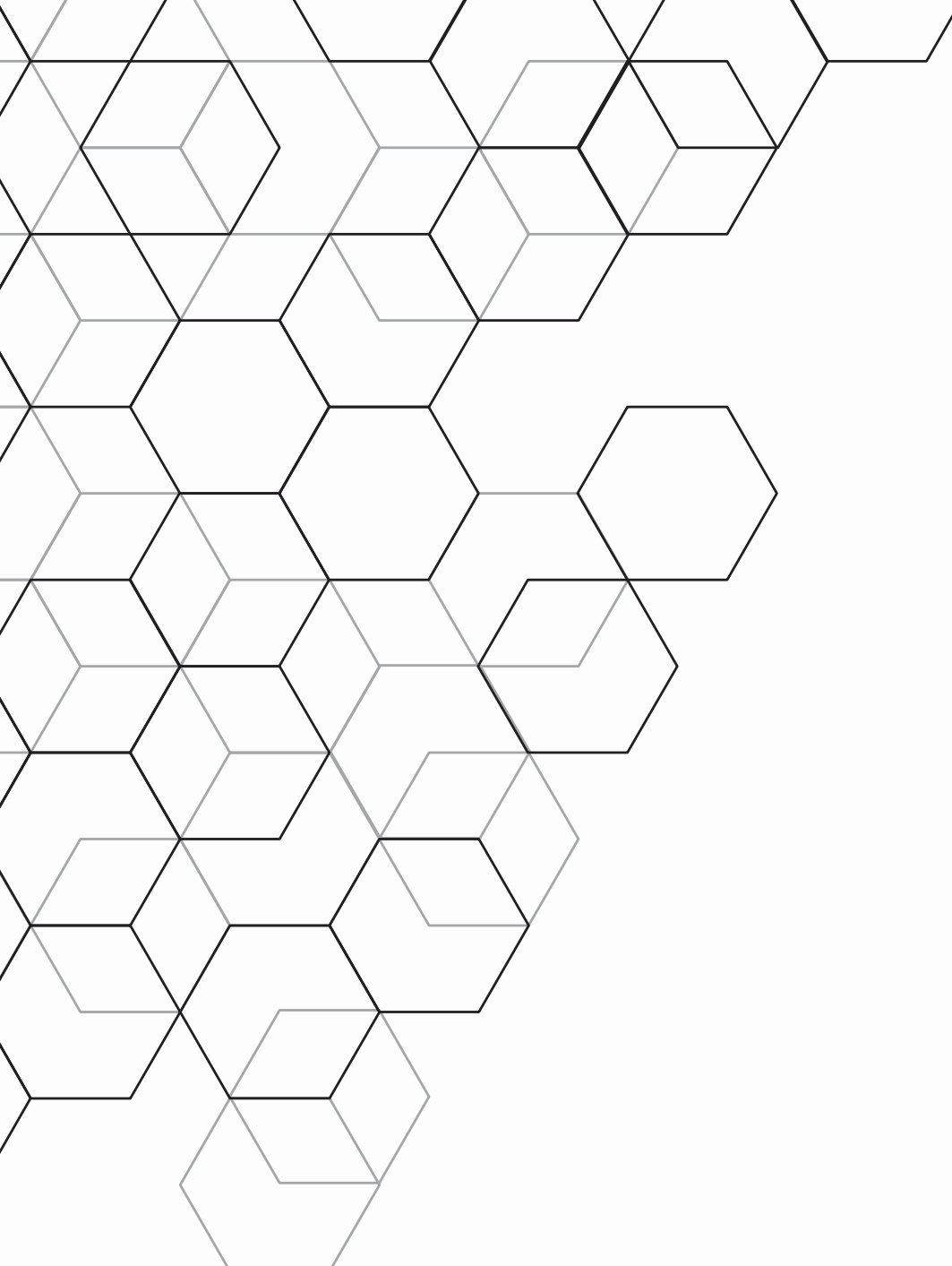
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
  - (i) Consent; or
  - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Do these owners know this is being proposed for development?	Yes/No
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**For data protection purposes, please complete the rest of this form on a new page**

**4. Site Details**

Name of the site (Please use the LDP name if the site is already allocated)	Site to East of Muirfoot
Site address	Church Road, Luthermuir, AB30 1YS
OS grid reference (if available)	E365426 N768695
Site area/size	1.561 Ha
Current land use	Paddock
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

**5. Ownership/Market Interest**

Ownership (Please list the owners in question 3 above)	Sole owner
Is the site under option to a developer?	No
	No

**6. Legal Issues**

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No

**7. Planning History**

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
Previous planning applications	Unknown

Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	The site was previously included in the LDP and designated for development but removed around 20 years ago
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? No

## 8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify): Housing
Housing	Approx. no of units	13
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>• Detached: 9</li> <li>• Semi-detached: 4</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>• 2 bedroom homes: 4</li> <li>• 3 bedroom homes: 7</li> <li>• 4 or more bedroom homes: 2</li> </ul>
	Tenure (Delete as appropriate)	Private
Affordable housing proportion	30 %	
Employment	Business and offices	N.A.
	General industrial	N.A.
	Storage and distribution	N.A.
	Do you have a specific occupier for the site?	N.A.
Other	Proposed use (please specify) and floor space	N.A.
	Do you have a specific occupier for the site?	N.A.
Is the area of each proposed use noted in the OS site plan?		Not applicable

## 9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	X
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	X
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Yes	
	Bank Facility	

Are there any other risk or threats (other than finance) to you delivering your proposed development	No
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## 10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></li> <li>• EU priority habitats at <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a></li> <li>• UK or Local priority habitats at <a href="http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/">http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/</a></li> <li>• Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a></li> </ul>	RAMSAR Site	
	Special Area of Conservation	
	Special Protection Area	
	Priority habitat (Annex 1)	
	European Protected Species	
	Other protected species	
	Site of Special Scientific Interest	
	National Nature Reserve	
	Ancient Woodland	
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	X
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
	Local Nature Reserve	
There are trees close to the access that have a TPO. An exclusion zone would be established around them to prevent any damage to trees of their roots		

### Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <a href="http://www.gov.scot/Resource/0045/00453827.pdf">http://www.gov.scot/Resource/0045/00453827.pdf</a> by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: <a href="http://www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</a></p> <p>Advice is also available from Scottish Natural Heritage at: <a href="https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers">https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers</a> and <a href="http://www.nesbiodiversity.org.uk/">http://www.nesbiodiversity.org.uk/</a>.</p>	Restoration of habitats	X	
	Habitat creation in public open space	X	
	Avoids fragmentation or isolation of habitats		
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	X	
	Native tree planting	X	
	Drystone wall	X	
	Living roofs		
	Ponds and soakaways	X	
	Habitat walls/fences	X	
	Wildflowers in verges	X	
	Use of nectar rich plant species	X	
	Buffer strips along watercourses		
	Show home demonstration area		
	Other (please state):		
	A 16m wide strip of land between the site and the existing gardens on Church Road will be set aside for the planting of indigenous trees and plants to encourage wildlife. Bat and bird boxes will be installed all around the site and in the planted strip. Indigenous trees and plants will also be planted in gardens and		

	along verges. Rain gardens will be formed in some private gardens dry stone dykes will be formed at the access to the site.

## 11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No If yes, please give details:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> <li>• <a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li>• <a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li>• <a href="https://online.aberdeenshire.gov.uk/mrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/mrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No

## 12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> )	No
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> <li>• SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>• SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> </ul>	The site is enclosed on three sides by existing dwellings. In-filling the area in question would have little or no impact on the character of the local area.

<ul style="list-style-type: none"> <li>• SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> <li>• SNH (1998) South and Central Aberdeenshire landscape character assessment <a href="http://www.snh.org.uk/pdfs/publications/review/102.pdf">http://www.snh.org.uk/pdfs/publications/review/102.pdf</a></li> </ul>	
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### 13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?  (You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	No
Could development on the site result in additional flood risk elsewhere?	No
Could development of the site help alleviate any existing flooding problems in the area?	Yes – Whilst the site itself has not flooded, the houses to the South have had issues in the past with water running from the site and concentrating in their gardens. We proposed that drainage is formed within the site to pipe this water to the surface water drain in Church Road and prevent this from ever happening again.

### 14. Infrastructure

<b>a. Water / Drainage</b>		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No	
Will your SUDS scheme include rain gardens? <a href="http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens</a>	Yes – individual rain gardens will be included in some private gardens.	
<b>b. Education – housing proposals only</b>		
Education capacity/constraints	The local primary is running well below	



<a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a> The local primary is running well below capacity and this would provide additional numbers to the school roll	capacity and this would provide additional numbers to the school roll
Has contact been made with the Local Authority's Education Department?	No
<b>c. Transport</b>	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No
Has contact been made with the Local Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	No
Public transport	Existing local bus service
Active travel (i.e. internal connectivity and links externally)	The site would be accessed by walking and cycling through the access road shown
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: no
	Electricity: no
	Heat: no
	Broadband: no
Have any feasibility studies been undertaken to understand and inform capacity issues?	no
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes – consultations in relation to other previous proposals in the area revealed that there is sufficient capacity for all services other than gas
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Yes – the dwellings will be served by PV panels and Heat pumps
<b>e. Public open space</b>	

<p>Will the site provide the opportunity to <b>enhance the green network</b>? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)</p> <p>You can find the boundary of existing green networks in the settlement profiles in the LDP</p>	<p>A pathway could be formed to link the development to the path to the North of Caldhome wood. This would connect the site with the park and outdoor areas and provide children with a safer walk to school.</p>
<p>Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy</b>?</p> <p><a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a></p>	<p>The existing areas of parks and open spaces within the village exceed the requisite standards and would still do so after the development.</p>
<p>Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements?</p> <p><a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a></p>	<p>Not applicable</p>
<p><b>f. Resource use</b></p>	
<p>Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?</p>	<p>Yes – clay sourced from ground within the site would be used in the construction. Most of the older houses in the village are formed from locally sourced clay bricks</p>
<p>Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?</p>	<p>No</p>

## 15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

<p>Aberdeen Green Belt</p> <p><a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a></p>	<p>No</p>
<p>Carbon-rich soils and peatland</p> <p><a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a></p>	<p>No</p>
<p>Coastal Zone</p> <p><a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a></p>	<p>No</p>
<p>Contaminated land</p>	<p>No</p>
<p>Ground instability</p>	<p>No</p>
<p>Hazardous site/HSE exclusion zone</p> <p>(You can find the boundary of these zones in Planning Advice</p>	<p>No</p>

1/2017 Pipeline and Hazardous Development Consultation Zones at <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	
Minerals – safeguarded or area of search <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. <a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	No
'Protected' open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:	

**16. Proximity to facilities**

How close is the site to a range of facilities? *Delete as appropriate	Local shops	>1km
	Community facilities (e.g. school, public hall)	400m
	Sports facilities (e.g. playing fields)	400m
	Employment areas	400m
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	400m from local pub and restaurant. 400m from church

**17. Community engagement**

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	A consultation period will be arranged for the community to engage with the proposal

**18. Residual value and deliverability**

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:
	Please tick <input checked="" type="checkbox"/>
If you have any further information to help demonstrate the deliverability of your proposal, please provide details.	

## 19. Other information

The local primary school is currently well under capacity and this would increase numbers on the roll. It is proposed that the existing path network (the final stretch of which is in the process of being completed) which runs from Alexandra Crescent to the School, could be connected to this site. This would enable pupils to walk or cycle to and from school far more safely than they do now.

A 16m wide strip of land between the site and the existing gardens on Church Road will be set aside for the planting of indigenous trees and plants to encourage wildlife. Bat and bird boxes will be installed all around the site and in the planted strip. Indigenous trees and plants will also be planted in gardens and along verges. Rain gardens will be formed in some private gardens dry stone dykes will be formed at the access to the site.

Through the introduction of new surface water drainage the development would prevent the gardens to the south from flooding.

The sites in the village that have been included in the LDP in 2010 have not been developed. That proposal is not well positioned to provide children with a safe walk to school and should be dismissed in favour of this proposal.

This proposal would also help to maintain the local pub and restaurant, which has struggled in the past, and help to maintain the local bus service.

Please tick to confirm your agreement to the following statement:

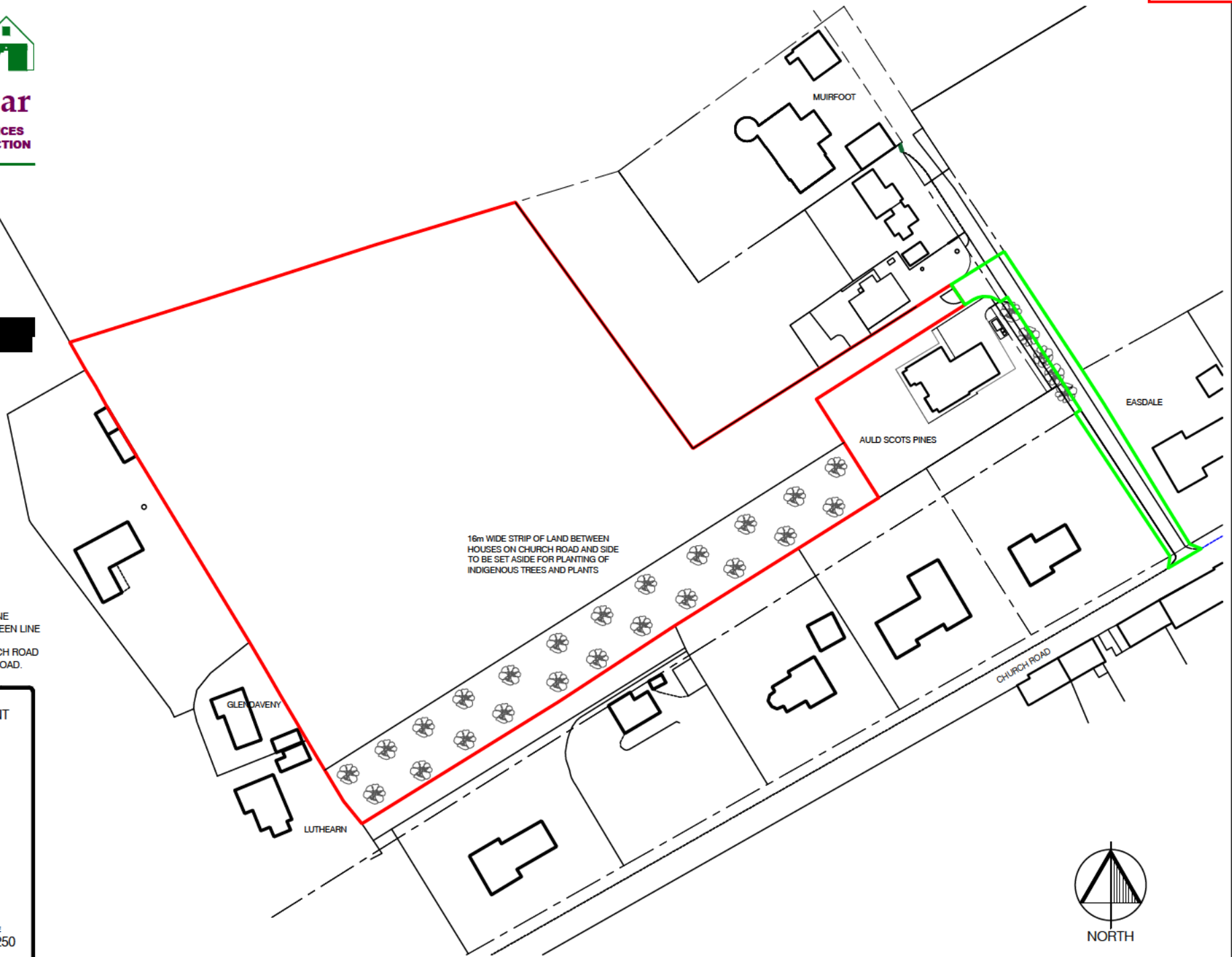
By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



**J.W. Souttar**

ARCHITECTURAL SERVICES  
& BUILDING CONSTRUCTION

3a Clerk Street  
Brechin, Angus  
DD9 6AF



EXTENT OF SITE SHOWN AS RED LINE  
EXTENT OF ACCESS SHOWN AS GREEN LINE

ALL SERVICES TAKEN FROM CHURCH ROAD  
AND TO REACH SITE V A ACCESS ROAD.

TITLE  
PROPOSED DEVELOPMENT  
AT MUIRFOOT (WEST),  
CHURCH ROAD,  
LUTHERMUIR

DESCRIPTION  
BLOCK PLAN

DWG. No.  
BP-W/2038/18

SCALE  
1:1,250

DATE  
MARCH 2018

REVISION  
-



**Site at Muirfoot, Church Road, Luthermuir**  
**Percolation Test Results and Calculations**

**Trial Pit Test**

Trial pits were dug to remove top soil and expose top layer of sub soil.  
 Three holes were exposed and a 300cu.cm sump was formed in each pit.  
 Porosity test readings were taken in each hole by means of filling sump with water and testing length of time for sump to empty.  
 Sub soil is a heavy clay sand gravel mixture and despite returning to the pit several times over the following few hours, there was little change to the depth of the water. As is standard practise in such situations, a Vp of 140 was used in the calculations.

**The results are as follows.**

Trial hole 1: 600+ mins. to drop 250mm  
 Trial hole 2: 600+ mins to drop 250mm  
 Trial hole 3: 600+ mins to drop 250mm

Average time: 600 mins.

**$V_p = (600 \times 60) / 250 = 140$**

**Example (large) Surface Water Soak-away:**

$(A \times 0.0145) - (a \times f \times 900) = S$   
 $(122 \times 0.0145) - (3 \times 0.000071 \times 900) = 1.7 - 0.19 = 1.51\text{cu.m.}$   
**Volume of Soak-away = 1.6 cu.m.**

Whilst the soil has poor porosity it will be possible to form individual surface water\_soakaways within each garden. It should also be noted that this type of ground will provide a sufficiently strong sub-strata upon which to form a dwelling house.

**ABERDEENSHIRE COUNCIL**

**KINCARDINE AND MEARNs AREA COMMITTEE**

**WOODHILL HOUSE, WESTBURN ROAD, ABERDEEN, 20 - 21 AUGUST 2019**

**Present:** W Agnew (Chair), I Mollison (Vice-Chair), G Carr, S Dickinson, A Evison, Provost W Howatson, J Hutchison, C Pike, D Robertson, S Wallace, L Wilson.

**Apology:** A Bews

**Officers:** Bruce Stewart (Acting Area Manager, Kincardine and Mearns), Emma Storey (Area Committee Officer, Kincardine and Mearns), Peter Robertson (Senior Solicitor present on 20 August) Ruth O'Hare (Senior Solicitor present on 21 August) Mairi Stewart (Planning Service Manager), Piers Blaxter (Team Leader), Alison Hogge (Policy Planner), and Ailsa Anderson (Senior Policy Planner).

**1. DECLARATION OF MEMBERS' INTERESTS**

The Chair asked Members if they had any interests to declare in terms of the Councillors' Code of Conduct and the following declarations were intimated:–

Councillor Mollison: Issue Number 140, Marywell, knew the applicant, having applied the objective test would withdraw and not take part in the decision or discussion of issue number 140, Marywell.

Councillor Carr: being related to a bid site owner, having applied the objective test would withdraw and not take part in the decision or discussion Luthermuir.

**2A. STATEMENT ON EQUALITIES**

In making decisions on the following items of business, the Committee **agreed**, in terms of Section 149 of the Equality Act, 2010:-

- (1) to have due regard to the need to:-
  - (a) eliminate discrimination, harassment and victimisation;
  - (b) advance equality of opportunity between those who share a protected characteristic and persons who do not share it; and
  - (c) foster good relations between those who share a protected characteristic and persons who do not share it.



### **3. ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 - ANALYSIS OF RESPONSES TO THE MAIN ISSUES REPORT 2019**

A report by the Director of Infrastructure Services was circulated presenting to the Committee responses received to the Main Issues Report and Officer recommendations for consideration. The Committee was asked to provide recommendations to Infrastructure Services Committee for consideration, these are in italics below.

Officers provided the Committee with an overview of the main issues, responses received and the Officer recommendations for each policy and settlement.

#### **001 – MIR PROCESS AND OTHER ISSUES**

The Committee **agreed** that no actions were required.

#### **002 – REGIONAL ISSUES AFFECTING ABERDEENSHIRE**

The Committee **agreed** that no actions were required.

#### **003 – USE AND INFLUENCES ON THE LOCAL DEVELOPMENT PLAN**

The Committee **agreed** that selective cross referencing should be added to the text of the Local Development Plan.

#### **004 – THE VISION OF THE LOCAL DEVELOPMENT PLAN**

The Committee **agreed**:

1. that the Vision be reviewed for readability and consistency;
2. that a series of icons be developed to reflect the influence that policies have on achieving the Vision;
3. that the Vision be amended for the Plan section of the Draft Proposed LDP with an introductory paragraph;
4. that a reference be added to “natural spaces” in the last paragraph of the National Vision text;
5. that a reference be added to our unique built and natural heritage as a specific element to be taken from the Regional Vision;
6. that the bullet points on page 7 of the Draft Proposed LDP be reduced to the three provided by SNH:
  - Aberdeenshire is an area with a high quality of life and distinctive places, and where new developments are designed as effectively as possible to improve this and help deliver sustainable, low carbon places.

- An area that promotes sustainable development that reduces the need to travel, reduces reliance on private cars and promotes safe and convenient active travel opportunities.
  - An area where natural and cultural heritage are protected and enhanced, and where we recognise the multiple benefits of local green spaces and networks as an integral component of successful placemaking.
7. that the introductory paragraph of the “outcomes” section of the Vision be redrafted, and added a further recommendation
  8. *that reference should be made to the National Performance Framework to link the National, Regional and Local vision.*

## **005 – THE SPATIAL STRATEGY**

The Committee **agreed**:

That the following changes be made to the Spatial Strategy text of the Draft Proposed LDP:

1. Amend text to improve understanding to lay-persons,
2. Complete an Appendix for “Housing Land Allocations” for inclusion in the Proposed LDP, and
3. Modify the conclusion of this section to ensure that proposals that contribute to national and international interests apply to all areas.

## **006 – SHAPING BUSINESS DEVELOPMENT**

The Committee **agreed**:

### **Policy B1 Employment and Business Land and Policy B2 Town Centres and Office Development**

The Committee **agreed**:-

1. that policies B1 and B2 be reversed to lead with Policy B2 Town Centres and Office Development. Rename Policy B2 to “B1 Town Centre Development”.
2. that policy B1.1 be amended to:-
  - a) remove the stipulation that a numerical figure is always appropriate and replace “10 Heavy Goods Vehicle movements per day” with “significant Heavy Goods Vehicle movements per day”
  - b) include an additional sentence to state “The actual scale of vehicle movements will vary with the type of development but 10 or more Heavy Goods Vehicle movements per day will usually be considered significant.”
3. that paragraph B1.3 should be deleted;

4. that a new paragraph be introduced in the Shaping Business Development section to allow for the development of small-scale business proposals in rural areas;
5. that Policy P4 Hazardous, Potentially Polluting Developments and Contaminated Land be reviewed to ensure that infill development cannot prejudice existing operations;
6. That Policy P6 be renamed “Community Facilities and Public Amenities” and redrafted to include reference to the scope to develop Use Classes 10 and 11 on other sites within a settlement in the interests of public amenity, should a town centre site not be available; and a further recommendation
7. *That consideration should be given to the potential for conflict between Policy B2 and the Council’s Education Policy in respect to provision for pre-school education.*

### **Policy B3 Tourist Facilities**

The Committee **agreed**:-

1. that additional text should be added to paragraph B3.1 to:-
  - a) make reference to the need for a justification for the long-term success of the business,
  - b) clarify the terms under which high value tourist developments should be provided; and
  - c) the level of protection given to existing tourist sites
2. that additional text should be added to paragraph B2.2 to clarify that shops ancillary to tourist developments are acceptable.

### **Policy B4 Special Development Areas**

The Committee **agreed** that the Regeneration Priority Area should be focussed on the four towns of Banff, Macduff, Fraserburgh and Peterhead, and the proposed Appendix “The Regeneration Priority Area” modified accordingly.

## **007 – SHAPING DEVELOPMENT IN THE COUNTRYSIDE**

Members raised concerns about adopting a criteria based approach for organic growth and that this would require to be monitored closely.

The Committee **agreed**:

### **Policy R1 Special Rural Areas**

The Committee **agreed**:-

1. that the policy be revised, as shown via the Draft Proposed LDP to better align policy provision with SPP and to account for recommendations below;

2. that minor changes be made to the green belt boundary to account for any new allocations arising from Settlement Issues and Actions papers, where required;
3. that a review of the green belt should be undertaken prior to 2022 to inform the mid-term review of the LDP. That this review should include full public engagement and consultation;
4. that a review of the coastal zone should be undertaken prior to 2022, with full public consultation, to inform the mid-term review of the LDP, following publication of a new SPP;
5. to include within relevant Settlement Statements under the 'Flood Risk' section text that indicates where a settlement is at low, or medium risk from coastal flooding;

### **Policy R2 Housing and Employment Proposals Elsewhere in the Countryside**

The Committee **agreed**:-

1. that the policy be revised as shown via the Draft Proposed LDP to better align policy provision with SPP, provide clarity and to account for recommendations below;
2. that the title of the policy be amended to read "Policy R2 Housing Proposals Elsewhere in the Countryside";
3. that policy text related to employment proposals current within Policy R2 be moved to the Shaping Business Development section and include additional guidance within the new policy text;
4. that the Scottish Government's Urban/Rural Classification be adopted to identify the accessible and remote areas in Aberdeenshire;
5. to the retention of a policy to allow "organic growth" of settlements but move to a criterion-based approach. This will have to be phrased in such a way as to be sufficiently strong to achieve the outcomes that are sought. This could require the following factors to be considered:
  - In all cases, careful consideration of layout, siting and design will be primary in determining whether the growth promoted is acceptable.
  - Policies addressing possible constraints on, and impacts arising from development will take precedence over organic growth, unless it can be demonstrated beyond all reasonable doubt that impacts and constraints to development can be overcome and/ or mitigated against.
  - Organic growth should be associated with a "settlement" (i.e. somewhere that is defined as a "settlement") and has a recognised boundary/built up area, serves a residential function, features urban characteristics including street lighting and a reduced speed limit, has at least 15 residential address points and a facility as listed in the Rural Facilities Monitoring Report published by the Council's Planning Information and Delivery Team.
  - Organic growth should focus on settlements with between 16 and, for example, 99 residential address points. A list of such settlements could be provided as

Planning Advice with detail as to how they have come to be classed as a “settlement”. The upper figure of this envelope needs to be finalised.

- In the accessible rural area only settlements without an opportunity site for housing should be considered appropriate for organic growth.
- The capacity for organic growth during the Plan period should remain at 20% up to 10 homes and development should take place within 200m of the settlement boundary. The capacity for growth could be provided as part of Planning Advice on this policy.

Planning Advice should be prepared on this topic prior to adoption of the LDP 2021.

6. that the definition of “small-scale” development be reviewed and the term be included within the Glossary.
7. that text be introduced into the policy that:-
  - a) allows for the development of up to 7 homes on rural brownfield sites where this is appropriate;
  - b) states the development of 8 or more houses on a brownfield site should come forward via formal allocation as opportunity sites or otherwise would be treated as departures to the LDP. Such departures may only be supported if a full justification is provided or particular circumstances (such as significant landscape improvement) dictate;
  - c) makes clear that mixed-use proposals may be permitted on brownfield sites, where appropriate and the uses promoted are compliant with other relevant policies;
8. that the original definition of “brownfield land” in the current Plan be revert to as the revised definition of the Draft Proposed Local Development Plan is now too broad.

### **Policy R3 Minerals and Hill Tracks**

The Committee **agreed:-**

1. Amendments should be made to the Draft Proposed LDP (paragraphs, R3.2, R3.3, R3.5 and R3.10) to add clarity as suggested amendments by respondents, and
2. The term “water body/bodies” should be included within the Glossary.

### **008 – SHAPING HOMES AND HOUSING**

The Committee **agreed:**

1. that the MIR Issue 11 preferred option be adopted to highlight the mismatch between identified need for affordable housing and our ability to deliver it, and our dependence on the housing industry to assist in filling this gap,

2. that Policy H2 Affordable Housing policy text be amended to:-
  - a) highlight the level of affordable housing needed;
  - b) the scale of affordable housing contribution from market sites;
  - c) to encourage action from the development industry to address the affordable housing delivery issues; and
  - d) to ensure this policy does not preclude the development industry offering, when appropriate, a greater level of affordable housing than the 25% affordable housing benchmark.
3. that Policy H3 Special Needs Housing policy text be amended to provide clarity that this is not mainstream housing,
4. that Policy H4 Residential Caravans policy text be amended to provide greater clarity that it applies to residential caravan proposals as a form of permanent accommodation rather than tourist accommodation,
5. that the terminology used in Policy H5 Gypsy/Travellers to describe permanent sites, transit sites and stopping places be updated,
6. that the affordable housing numbers specified for individual sites in Settlement Statements be removed, where appropriate, and make further recommendations as outlined below;
7. *Policy H5 - Gypsy/Travellers, to remove the sentence in H 5.2, "In either case, the applicant must demonstrate that the site would not appreciably detract from the character, appearance or amenity of the area, and"*
8. *Policy wording included in the Draft Proposed LDP under paragraph H3.2 on permitting special needs housing on the edge of the settlements should be strengthened to state that in most cases these houses should be located in the Town Centres but if not would be acceptable on the edge of the settlement as an exceptional circumstance, and*
9. *that in consideration of MIR Issue 10, adopt as a preferred option the use of lower densities (22 houses per hectare) only for new and existing sites within the Aberdeen Housing Market Area without a current planning history.*

## **009 – SHAPING PLACES**

### **Policy P1 Layout, Siting and Design**

The Committee **agreed:-**

1. that the Design Review Process be concluded before adopting the LDP and a new paragraph introduced. The Design Quality Audit will be published as planning advice;
2. that the proposed paragraphs P1.2 and P1.3 be included, but P1.2 (on requiring masterplans for the whole site) be switched with P1.3.;
3. that the proposed paragraph P1.2 (following switch mentioned above) be amended to read as follows:

“...We will support:

- new development on sites we have identified within the Settlement Statements in Appendix 10 as requiring a development framework or masterplan; OR
- major developments (more than 50 homes, or more than 2 hectares of employment, retail or mixed-use development)

If they keep to a previously agreed statement(s) on the proposed design for the site. Any previously agreed statement must have gone through a process that includes an appropriate level of public consultation...”;

4. that a footnote be inserted for the above paragraph stating: “For sites requiring a development framework or masterplan, they must be subject to public consultation and have been agreed by the Local Area Committee in advance of determining a planning application.”;
5. that the proposed paragraph P1.4 be incorporated, but amended to reflect that only certain developments will require to meet the prescribed level of public consultation;
6. that the amendments proposed in paragraph P1.5 be deleted, retaining the text in the adopted LDP 2017, “We will only approve development designs that demonstrate that they meet the six qualities of successful places, which are...”.
7. that “promote” be replaced with “require” in the last bullet point on well-connected places in paragraph P1.5;
8. that the amendments proposed in paragraphs P1.6 and 1.7 be replaced with, “Further guidance on how to meet these qualities are provided in Appendix X\*, which applies to major developments or sites allocated in Appendix 10 as requiring a masterplan/framework, and Appendix Y\*, which applies to single buildings and small-scale developments. The Planning Service may apply Appendix X\* to other developments where they consider it appropriate.”;
9. that paragraph P1.8 be split in two so that biodiversity measures and waste are considered as separate paragraphs.
10. that two design Appendices be included for large and small-scale developments, which include references to blue-green infrastructure, provide examples on how homes can be adapted for future needs, and the Council’s parking standards;
11. that text be added to limit the lifespan of an agreed Masterplan to allow new policy issues to be taken on-board as required. Add “Once agreed, a masterplan shall remain valid for a period 5 years, unless planning consent for the development has been granted and implemented”; and
12. that additional text be added to Policy P1 to state: “The Masterplanning process is set out in Appendix X\* and include an appendix on Masterplanning;

## **Policy P2 Open Space and Access in New Development**

The Committee **agreed**:-

1. that text be amended to replace “green networks” with “blue-green networks”;
2. that at the end of the first sentence of paragraph P2.1, the following be added: “...the hierarchy and standards of open space are provided in Appendix X\*”;
3. that paragraph P2.1, the start of the last sentence should be amended to, “The provision and types of open space should be considered early in the design process, and low maintenance community woodlands and community food growing areas, such as allotments, are encouraged.”; and
4. that a new paragraph on temporary open space should be added.

## **Policy P3 Infill and Householder Developments within Settlements**

The Committee **agreed**:-

1. that the title of the policy be amended to “Infill Developments within Settlements and Householder Developments; and
2. that the last paragraph of Policy P3 2019 be amended to “...as outlined in Appendix X\* Building Design Guidance...”.

## **Policy P4 Policy P4 Hazardous and Potentially Polluting Developments and Contaminated Land**

The Committee **agreed**:-

1. that the first paragraph of Policy 4 be amended to state at the start: “We will refuse development, even infill development...” Also add “could cause significant pollution, create a significant nuisance (for example through impacts on air quality or noise)” and “This includes developments we are told by the Health and Safety Executive or Competent Authority to be near....”
2. that the second paragraph of Policy 4 have the following added: “...we will consult with (HSE), the Competent Authority (in the case of Control of Major Accident Hazardous sites) and...”
3. that the final paragraph of Policy 4 be amended to read “air quality or noise levels may be required to provide an Air Quality Assessment or a Noise Impact Assessment, as well as”, and add a new final sentence, “Air Quality Assessments will be required where emissions (e.g. of ammonia/nitrogen) from source pose potential risk to designated sites and habitats.”
4. that the Settlement Statements, under Oil and Gas Pipelines, replace “Planning Advice for Developments near Hazardous Installations” with “the HSE Land Use Planning Methodology”.



## **Policy P5 Digital infrastructure**

The Committee agreed at the end of the third paragraph, “; and a visual impact assessment (if relevant).” be added as per the Draft Proposed LDP.

## **Policy P6 Community Infrastructure**

The Committee **agreed**:-

1. that the name of Policy P6 be revised to “Community Facilities and Public Amenities” and policy wording be redrafted to include reference to the scope to develop Use Classes 10 and 11 on other sites within a settlement in the interests of public amenity, should a town centre site not be available; and
2. that the second sentence of Policy P6 be amended to read “Major footfall generating uses should be directed to town centres.”.

## **Glossary**

1. Provide a definition for “Blue–Green Infrastructure” as: “Areas of blue infrastructure, such as sustainable drainage systems, swales, wetlands, rivers and canals and their banks, and other water courses and green infrastructure, including hedges, landscaping, green roofs, woodland and parks.”,
2. Retitle the definition of Green Networks to “Blue-green network(s)” and amend to “Are formed by linking areas of blue-green infrastructure that together create an integrated and multi-functional blue-green network, which may then include access in appropriate areas.”, and
3. Amend the definition of open space, as proposed in the Draft Proposed LDP, but amend “green infrastructure” to “blue and green infrastructure”, **and** add a new last sentence, “Further guidance on how to consider blue and green infrastructure in the design stages of new development is provided in the Scottish Government’s Green Infrastructure: Design and Placemaking.”

# **010 NATURAL HERITAGE AND LANDSCAPE**

## **Chapter Introduction**

The Committee **agreed** that the Chapter Introduction under “Natural Heritage and landscape”:-

1. be amended to include reference to the cumulative effects of incremental changes;
2. that the sentence in paragraph 3 “Research continues....and planning decisions have to take this uncertainty into account.” be deleted from the introductory text; and
3. that references to “Circular 3/2011” in the introductory text be amended to “Circular 1/2017” and updated across all other policies as required.

## **Policy E1 Natural Heritage**

The Committee **agreed**:-

1. that the text within paragraphs E1.1 and E1.6 be amended to state “unacceptable adverse effect”;
2. that the text within paragraph E1.2 be amended to state that “In all cases, an appropriate assessment of the site is required, and suitable compensatory measures must be implemented”.
3. that the link provided in paragraph E1.7 be updated to <https://www.nature.scot/professional-advice/safeguarding-protected-areas-and-species/protected-species>

## **Policy E2 Landscape**

The Committee **agreed**:-

1. that the link provided in paragraph E2.1 be updated to: <https://www.nature.scot/professional-advice/landscape/landscape-character-assessment/scottish-landscape-character-types-map-and-descriptions>
2. that reference to Landscape and Visual Impact Assessment be included as a means of assessing landscape issues in paragraph E2.2; and
3. that the current Special Landscape Areas Supplementary Guidance be carried forward into the Proposed LDP as an Appendix.

## **011 HISTORIC ENVIRONMENT**

The Committee **agreed** that the Chapter Introduction paragraph of the policy section be amended to better accord with the current policies of Historic Environment Scotland.

### **Policy HE1 Protecting Historic Buildings, Sites and Monuments and Policy HE2 Protecting Historic and Cultural Areas**

The Committee **agreed**:-

1. that in Policy HE1 and Policy HE2 to introduce the need for a design statement to support the development of historic buildings, sites and monuments, or development in conservation areas, designed landscapes or historic garden;
2. that headings be added to Policy HE1 and Policy HE2 to aid understanding by the reader;
3. that the following text be added under Policy HE1 “The demolition of a listed building will not be permitted unless the building is no longer of special interest, is incapable of repair or there are overriding environmental or economic reasons, and it must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.”; and
4. that in the section headed “Scheduled Monuments and Archaeological Sites” clarification be provided that “Where preservation of the site in its original location is not possible, arrange for the full excavation and recording of the site in advance of development to satisfy Aberdeenshire Council that the impacts from development have been otherwise fully mitigated”.

## **Policy HE3 Helping to Reuse Listed Buildings at Risk**

The Committee **agreed**:-

1. that the policy wording be amended to provide clarification on the location and extent of enabling development, including the need for an assessment to be undertaken by a professionally qualified commentator, such as a Chartered Surveyor or Registered Valuer; and
2. that a number of additions to the Glossary be proposed including definitions of "Vernacular Building", "Design Statement", "Statement of Special Significance", "Historic Landscape Management Plans" "Conservation Deficit" and "Enabling Development Appraisal";

## **012 PROTECTING RESOURCES**

### **Policy PR1 Protecting Important Resources**

The Committee **agreed**:-

1. that under PR1.1 the word "air" be amended to "air quality";
2. that in the last sentence of PR1.1 "the value of the site to the local community" be deleted and the sentence reworded as follows: "In all cases development which impacts on any of these features will only be permitted when public economic or social benefits clearly outweigh the negative effect on the protected resource, and there are no reasonable alternative sites.";
3. that under 'Air Quality' the paragraph PR1.2 be revised to read as follows: "New developments should not have a significant adverse impact on air quality. An Air Quality Assessment may be required to demonstrate that the development has no significant adverse impact on air quality and that appropriate mitigation to minimise any adverse effects can be provided and is implemented upon.";
4. that under 'Water Environment' the paragraph PR1.3 be revised to include references to "botanical richness", "physical enhancement of waterbodies", and specify that construction work shall be undertaken in line with Construction Site Licensing Regulations;
5. that reference to buffer strips for 'maintenance' purposes in policies and in settlement statements be deleted, and the final sentence of paragraph PR1.3 be replaced with the following text: "Adequate buffer strips will be required adjacent to protect and enhance all waterbodies within or adjacent to development sites and these should be integrated positively into the green-blue infrastructure of the site and surrounding area.";
6. that the Glossary definition for 'Buffer strips' be amended to include wording to describe these as areas of land to be retained in permanent vegetation;
7. that in paragraph PR1.4 delete "Ground Water dependent terrestrial ecosystems (GWDTE) which are types of wetlands" be deleted and replaced with "wetlands";
8. that within the Glossary a new item for "Ground Water Dependent Terrestrial Ecosystem (GWDTE) - Wetlands critically dependent on groundwater" be included;

9. that within the Glossary a definition for “Waterbody and water environment” be included;
10. that under ‘Prime Agricultural Land’ the first sentence be amended by changing the first use of “as” to “is”;
11. that under ‘Open Space’ the term “green network” be amended to “green-blue network”, and a new sentence added stating: “All buffer strips will be regarded as open space in terms of being protected under this policy”.
12. that within the Glossary a revised definition be included for “Green-blue infrastructure” to replace “Green network”, based on wording provided by SEPA;
13. that within settlement statements any additional land to be protected for open space uses within and on the edge of settlements be identified, as a result of the current Open Space Audit.
14. That under ‘Trees and Woodland’ text within paragraph PR1.7 be amended to include “There is a presumption in favour of retaining woodland on development sites”;
15. that text within paragraph PR1.7 be amended to state: “the developer must submit an ecological survey and assessment by a suitably qualified professional of the biodiversity and amenity value of the woodland and habitat.”.
16. that text within paragraph PR1.8 be incorporated to state: “...and new planting should contribute to improving connectivity”;
17. that text be added to paragraph PR1.8 to state: “Woodland management plans are required to be prepared for all new woodlands”;
18. that a definition for ‘Ancient Woodland’ be included within the Glossary;
19. that under ‘Peat and carbon rich soils’ a weblink be included to the 2016 Carbon and Peatland map under Policy C3; and
20. that Class 1, 2 and 5 Carbon and Peatland classifications be included under ‘Peat and carbon rich soils’ include. (This also applies to Policy C3);

## **Policy PR2 Protecting important development sites**

The Committee **agreed:-**

1. that a new bullet point be inserted under paragraph PR2.1 for “cemeteries”, and
2. that all school sites that are located within settlements be designated as protected land “For education and community uses associated with the [primary/secondary] school, and to conserve recreational open space”.

## **013 CLIMATE CHANGE**

### **Policy C1 and Use of Sustainability Standards**

The Committee **agreed:-**

1. that the second sentence of paragraph C1.1 of the Draft Proposed Plan “Proposals should aim to achieve a Platinum sustainability label under section 7 of the Building Standards technical handbook” should be removed, and
2. that other modifications may also be required to this policy text.

### **Policy C2 Renewable Energy**

The Committee **agreed:-**

1. that specific cross reference be introduced to Rural Development, Natural Heritage and Landscape, The Historic Environment and Protecting resources chapters of the Proposed LDP.;
2. that new text to the Proposed LDP be introduced to reflect repowering proposals, including the preference for re-use of existing bases.;
3. that the references to siting and design be enhanced as a clear consideration in the development of solar panels;
4. that a revised section on on-farm biomass energy generation be introduced as paragraph C2.7; and
5. that statements be reintroduced on the use of conditions, bonds or other legal instruments used to remove visible elements of renewable energy generation.

### **Policy C3 Carbon Sinks and Stores**

The Committee **agreed:-**

1. that amendments shown in the Draft Proposed LDP should be taken forward to the Proposed LDP, and
2. that no further Actions are required.

### **Policy C4 Flooding**

The Committee **agreed:-**

1. that the amendments shown in the Draft Proposed LDP should be taken forward to the Proposed LDP;
2. that Freeboard should be defined in the glossary as: "The allowance made for natural variations in flood levels. A factor of safety in flood protection design (usually expressed as height above flood level), which allows for factors related to the uncertainty in estimating flood risk (e.g. wave action, settlement, morphological changes)."; and
3. that no further Actions are required.

## **014 RESPONSIBILITIES OF DEVELOPERS**

The Committee **agreed**:-

1. that the policy obligation for fuelling low carbon vehicles should be advisory and refer to other regulations, particularly parking standards, to achieve the change required. The text in the Draft Proposed LDP should be modified to make provision “voluntary” at this time. Electric Vehicle Charging should be encouraged for major leisure and retail uses by changes to the proposed Local Development Plan Text.
2. that where appropriate “Hydrogen Fuel Stations” will be referred to in the Proposed LDP.
3. that text be added to paragraph RD1.7 to draw the distinction between Roads Construction Consent and a Transport Assessment;
4. that references be added to “Sewers for Scotland”, the CIRA SuDS manual and the CAR regulations in Policy RD1.9;
5. that a DPMTA will be published with the Proposed LDP;
6. that references to the Strategic Transport Fund will be removed from the Proposed LDP; and
7. that paragraph P1.8 be augmented to include, “In very rare circumstances, when it is not practical to meet biodiversity net gain within a development site, we may require off-site contributions towards biodiversity enhancement within the settlement.

## **015 ISSUES NOT CONSIDERED IN THE MAIN ISSUES REPORT**

The Committee **agreed**:-

1. that the Shaping Places Policy P1 “Layout Siting and Design” should indicate that strategic landscaping should not substitute for good design and emphasise the need for good design in all developments.
2. that the Shaping Development in the Countryside Policy R1 Special Rural Area should be modified to specifically prohibit recreational huts within Aberdeenshire.
3. that text be added to Policy PR1 Protecting Important Resources, paragraph PR1.7 to make reference to the Scottish Government Policy “Control of Woodland Removal Policy”.
4. that Planning Advice No.5 2015 be reviewed prior to adoption of the LDP 2021 to ensure no prejudice towards Swifts.

## **SETTLEMENTS**

### **121. ARBUTHNOTT**

The Committee **agreed**:

1. that the Vision be amended in the Settlement Statement to note that the lack of small-scale housing is an issue for the local community.

### **122. AUCHENBLAE**

The Committee **agreed**:

1. that the Vision be modified within the Settlement Statement to highlight the community's concerns regarding school capacity, parking issues, and lack of local social activities for the community,
2. to update text under 'Flood Risk' to reflect the revised allocations and to state that Flood Risk Assessments will be required,
3. to include the following text under Services and Infrastructure: "Strategic drainage and water supply: It should be confirmed with Scottish Water that proposed population growth is within the design criteria for the Laurencekirk WWTW. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",
4. to remove site OP1 from the Proposed LDP due to lack of progress, and
5. to update the allocated sites OP2 and OP3 to form a single allocation, reflecting the single planning consent and holistic development on the site for 25 homes.

### **123. CATTERLINE**

The Committee **agreed**:

1. that the following text be added to Settlement Statement, "Parts of Catterline are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

### **124. CHAPELTON**

The Committee **agreed**:

1. that the Vision be updated to better reflect that development has begun within the area and to highlight what the development is proposed to deliver,
2. to Introduce protected land into the settlement to protect the community woodland, the balance pond associated with the development and an area to act as an amenity buffer to the A90(T),
3. to amend the site boundary of OP1 to align with the Planning Permission in Principle, and

4. to amend the text for the allocation summary for OP1 to include the following statement: “For future phases of development buffer strips are required adjacent to all watercourses running through the site, to be integrated positively into the development, with enhancement watercourses through re-naturalisation and removal of any redundant features to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat.”.

## **125. COOKNEY**

The Committee **agreed**:

1. that the following text be added to the vision statement in the Settlement Statement “In addition, Cookney is not served by public wastewater infrastructure.”, and
2. to amend site P1 to include all woodland and protect the two clusters of trees between the church and hall.

## **126. DRUMLITHIE**

The Committee **agreed**:

1. that the Vision be amended to delete the last sentence referencing a mixed-use site, which is now divided in two (OP1 and OP2),
2. that minor descriptive text should be introduced to the descriptions of the protected land P1 and P2,
3. to retain the amended OP1 (and OP2) sites within the Proposed LDP to meet the local housing need for Drumlithie,
4. that the following text to Settlement Statement be added. “Flood Risk Assessment may be required for sites OP1 and OP2”, and
5. to include within the allocation summaries for sites OP1 and proposed OP2 the requirement for a buffer strip adjacent to the burn to the north of the site to be integrated positively into the development, with enhancement of this straightened watercourse through re-naturalisation, and that removal of any redundant features will require to be investigated.

## **127. DRUMOAK**

Councillor Dickinson seconded by Councillor Robertson moved against officer recommendation and to refuse development on bid KN128 , as there was no requirement for that level of development.

As an amendment, Councillor Wallace seconded by Councillor Carr, moved against Officers recommendation to refuse development on bid KN128 and include the preferred bid KN064 in the Local Development Plan.



The Committee voted:

- |                   |     |  |
|-------------------|-----|--|
| For the motion    | (6) | Councillors Agnew, Dickinson, Evison, Hutchison, Howatson and Robertson. |
| For the amendment | (5) | Councillors Carr, Mollison, Pike, Wallace and Wilson.                    |

The motion was carried and the Committee **agreed**:

1. that the Vision be updated to remove references to “the new primary school” and to “no growth necessary prior to 2022”,
2. that the Vision be updated to reflect the lack of new small-scale housing for the local community, and lack of employment opportunities in the village. Also to highlight concern about road safety when crossing the A93, and lack of parking at the school, church and Post Office,
3. to add the following text under ‘Services and Infrastructure’: “Strategic drainage and water supply: Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.”,
4. to update existing OP1 site to reflect the current status of the site, and the additional recommendation
5. *that bid KN128 not be allocated in the proposed Local Development Plan.*

## **128. EDZELL WOODS AND NEWESK**

The Committee **agreed**:

1. to add the following text to Settlement Statement: “Parts of Edzell Woods is in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”, and
2. that site OP1 should be retained within the Proposed Local Development Plan and developed out in accordance with the conditions associated with the planning application.

## **129. FETTERCAIRN**

The Committee **agreed**:

1. that the Vision be amended to reflect local community concerns regarding the southern bypass linking the B966/ B974,
2. that text be added under ‘Flood Risk’ stating that an FRA will be required for sites OP1 and P3,
3. that text be amended under ‘Strategic drainage and water supply’ to state that “Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria”,
4. to include OP1 in the Proposed LDP at the increased capacity of 60 homes,

5. that a statement be added in the allocation summary for OP1 to identify the need for a riparian buffer which is to be integrated positively into the development, and that enhancement of the watercourse through any re-naturalisation and removal of any redundant features will require to be investigated, and
6. that the settlement boundary be amended to the south east to exclude a field between the B9120 and B974 that is within the Fettercairn Conservation Area.

### **130. FINDON**

The Committee **agreed**:

1. that the Vision included a brief description of the housing styles within the village,
2. that 'Flood Risk' are added to the Settlement Statement with the following text included: "Parts of Findon are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required", and
3. to allocate bid KN084 for 11 homes within the Proposed LDP and include a statement within the allocation summary about making connections to the National Cycle Route 1.

### **131. FORDOUN**

The Committee **agreed**:

1. that the Vision included a statement with regards to the areas which currently have planning permission being included at Fordoun Aerodrome,
2. Retain OP1 within the Proposed LDP as steps have been taken to deliver and the site is effective in the Housing Land Audit 2019, and
3. Include BUS2 within the Proposed LDP, and extend the boundary to include the land with permission subject to APP/2014/1943.

### **132. GOURDON**

The Committee **agreed**:

1. that the Vision included, a statement to reflect the local community's desire for the business park to be promoted, a place to socialise (e.g. café), potential new opportunities with the harbour and also traffic calming so there are safe crossings for children going to and from school,
2. that existing text is amended under 'Strategic drainage and water supply' to state: "All wastewater is pumped to Nether Knox WWTW for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed growth is within the design criteria for Nether Knox.",

3. to include two new protected sites within the Proposed LDP, one to conserve the recreation ground and the other for education and community uses, and an additional recommendation to,
4. *that bid KN135 be allocated as a residential site for 49 homes within the proposed Local Development Plan and to have the settlement boundary amended accordingly to reflect this.*

### **133. INVERBERVIE**

The Committee **agreed:**

1. that the Vision be amended to include the community's aspirations for more car parking in the town centre and cemetery, small business-ready units, a cycle route to Stonehaven, and to prevent coalescence with Gourdon. Local concerns regarding the lack of affordable housing, lack of town centre uses and long term maintenance of Jubilee Bridge should also be stated,
2. that the following text be added to the Settlement Statement: "Strategic drainage and water supply: All wastewater is pumped to Nether Knox for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox.",
3. that the allocation summary be amended for OP1 to include the requirement for a buffer strip adjacent to the watercourse on the south east boundary, to be integrated positively into the development, and a further recommendation
4. *To include in the vision statement aspirations for a safer road crossing to the school at King Street.*

### **134. JOHNHAVEN**

The Committee **agreed:**

1. that the Vision be amended to reflect that land south of the cemetery contributes to the setting of Johnshaven and should be protected and highlight the Community's concern regarding the lack of new medium scale sheltered and affordable housing. The Vision should also highlight the Community's desire to take up brownfield opportunities for new housing, and that land is required to extend the cemetery, to provide a footpath from the existing cemetery to the A92, and for additional visitor parking at Fore Street,
2. to retain site OP1 for 67 homes and state that a Masterplan will be required,
3. that Protected Land designation to conserve the setting and provide an amenity area for the village be added,
4. that Protected Land designation to conserve the route of the former railway line as a path for the village be added, and
5. that Reserved Land designation for a future cemetery expansion of the cemetery be added.

### 135. KIRKTON OF DURRIS

The Committee **agreed:**

1. that the Vision be updated to include a statement regarding the inclusion of the area of land with planning permission within the settlement boundary with the hope of helping to reduce the traffic speed on approach to the settlement,
2. that the following text be added under 'Services and Infrastructure': "Strategic drainage and water supply: There is no public wastewater treatment available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment.",
3. that the settlement boundary be amended to include the area of land on approach to the settlement from the east that has planning permission for two houses and to allow for infill development, and
4. to not allocate any of the bid sites within the proposed Local Development Plan.

### 136. KIRKTON OF MARYCULTER

Councillor Pike seconded by Councillor Wallace moved against officer recommendation and to support development on bid site KN013, KN012, KN011, KN010, KN009 and KN008 as there was a need for further development.

As an amendment, Councillor Evison seconded by Councillor Dickinson, moved with Officers recommendations.

The Committee voted:

- |                   |     |  |
|-------------------|-----|--|
| For the motion    | (7) | Councillors Carr, Hutchison, Howatson, Mollison, Pike, Wallace and Wilson. |
| For the amendment | (4) | Councillors Agnew, Dickinson, Evison and Robertson.                        |

The motion was carried and the Committee **agreed:**

1. that the Vision included a statement regarding the local community's desire for a car park for the community woodland,
2. to retain OP1 within the Proposed LDP, adding a sentence in the allocation summary on retaining a desire line through the site,
3. that the settlement boundary be amended to include the area identified as KN040 to allow development to come forward as infill development and exclude it from the green belt, and a further recommendation
4. *that bids KN013, KN012, KN011, KN010, KN009 and KN008 be allocated as 3 groupings of bid sites within the proposed Local Development Plan.*

### 137. LAURENCEKIRK

The Committee **agreed**:

1. that the Vision be modified for the settlement to give an update to the status of road infrastructure upgrades to the A90 junction and identify the Community Council's desire to see grade separate junctions at both the northern and southern junctions,
2. that the Vision identifies the lack of affordable housing and rental accommodation as a concern for the community, as well as the desire for self-build plots within new developments,
3. that the Vision should capture the community's desire to see connectivity between new housing and the settlement, more car parking in the town centre, and the retention of green space at the former academy's playing field,
4. to add a Protected Land designation to provide strategic landscaping for the north end of the settlement,
5. that the flood risk section be amended to state that an FRA will be required for sites KN022 and KN073 and that one may be required for existing sites OP1, OP2 and KN024,
6. that due to issues surrounding the current OP1 site, to amend the settlement boundary and divide the current OP1 site to become OP1 for 310 homes, OP2 for 247 homes, OP7 for 11 Ha of employment land, and strategic reserve site SR1 (12.2 Ha of employment land). In addition, added that buffer strips will be required adjacent to watercourses, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features,
7. *that land for 15 homes be allocated, which includes 8 homes on bid KN114 and 7 self-build homes that have planning permission adjacent to KN114,*
8. that the existing site OP2 be amended and updated the description to acknowledge development is underway, and that the site should provide access to the adjacent OP4 site. In addition, added that a buffer strip will be required adjacent to the watercourse running through the site, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features,
9. that existing OP3 site (KN018) from the Proposed LDP due to access constraints and delays in delivery be removed,
10. that bid KN024 for 20 homes be allocated, including reference to access provision, regard for adjacent development, and provision of open space. An FRA may be required,
11. that bid KN022 for 11 homes be allocated, including reference to access provision, design integration, hedge retention along High Street, and regard for the habitat, need for a buffer strip along Gaugers Burn, which should be integrated positively into the development, and investigate opportunities to enhance the straightened watercourse through re-naturalisation and removal of any redundant features. A Flood Risk Assessment will be required, and

12. that bid KN073 for 100 homes be allocated and commercial/business units and a petrol station with ancillary retail provision. Accompanying description shall identify that the site has permission for 77 homes and 8 commercial units, which cannot be occupied until the upgrade to the A90 junction is complete. Scottish Water infrastructure capacity may be a constraint to delivery. In addition, add that buffer strips will be required adjacent to the watercourse, which should be integrated positively into the development, and that a Flood Risk Assessment will be required.

### 138. LUTHERMUIR

Councillor Wallace seconded by Councillor Pike moved against officer recommendation to allocate development on bid KN063, as there was merit in the development.

As an amendment, Councillor Evison seconded by Councillor Agnew, moved with Officers recommendation.

The Committee voted:

For the motion	(5)	Councillors Carr, Howatson, Pike, Wallace and Wilson.
For the amendment	(6)	Councillors Agnew, Dickinson, Evison, Hutchison, Mollison and Robertson.

The amendment was carried and the Committee **agreed**:

1. that the Vision be modified within the Settlement Statement to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council. The reference to the need for a small retail facility in the vision for Luthermuir, as this will likely be unviable be removed,
2. that the description of Protected Land P1 be amended to reflect the site is green space, to avoid potentially misleading interpretation as public open space,
3. an increased allocation at OP1 to 31 homes, and removed reference to small scale retail and employment land. Highlighted that access should be taken via the site to the south, and an emergency access will be required when the cumulative total of dwellings from the single point of access in the site to the south reaches 50 homes. The need for a buffer strip to the minor watercourse should be highlighted (see below), and tree removal should be minimised. Connectivity and affordable housing should also be delivered,
4. that text in the Draft Proposed LDP be amended within the allocation summary for OP1 to state: "There will be no built development over the active culvert nor any additional culverting", and that a buffer strip is required adjacent to the watercourse on the boundary which should be integrated positively into the development, with enhancement of the straightened watercourse through renaturalisation and removal of any redundant features to be investigated,
5. the existing site OP2 be removed,
6. that land subject to APP/2016/2326 be allocated, for 25 homes, and excluded previous references to small-scale retail and employment land. The site should take access from School Road, and provide access to site OP1, and ensure maintenance of the

existing core path. Affordable housing should be integrated into the design, and a further recommendation

7. *That bid KN125 be allocated in the proposed Local Development Plan.*

### **139. MARYKIRK**

The Committee **agreed**:

1. That the Vision be amended to include a statement that the local community does not support further development along Kirktonhill Road,
2. That the following text be added to the Settlement Statement “Marykirk lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”,
3. that text be added to the ‘Allocation Summary’ for site OP1 to require a buffer strip and watercourse enhancement to be provided, and
4. *that the vision be amended to include a statement that the local community have aspirations for a safer road crossing on the A937.*

### **140. MARYWELL**

As indicated under section 1 of the minute, Councillor Mollison declared an interest with respect to a site in Marywell and left the Committee room whilst this site was considered.

The Committee **agreed**:

1. that within the Vision the need for a masterplan covering the employment BUS sites,
2. that a new section ‘Natural and Historic Environment’ and “Lowland Raised Peatbogs are identified to the north and south of Marywell. Blanket bog/peat is identified to the north of the settlement.” be added,
3. that the following text under ‘Flood Risk’ be added: “Marywell lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement.”,
4. that the following text under ‘Services and Infrastructure’ be added, “Strategic drainage and water supply: The settlement is only partially sewered. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg WWTW and network infrastructure.”,
5. that the BUS designation in two (BUS1 and BUS2) be divided and make reference to providing the connection from the BUS sites to the National Cycle Network 1 and for including a buffer strip within the BUS designations text,
6. Bid KN031 should be added to the Proposed LDP appendix titled Areas of search and safeguarded for Minerals,

7. that the proposed BUS1 designation boundary be modified to include only the established employment land to the north of Marywell at Gallowhill (EIS Waste Services),
8. that the settlement boundary be modified and include the new area of BUS1 within the settlement boundary rather than in the green belt, and a further recommendation
9. *that bid KN029 for 52 homes not be allocated in the proposed Local Development Plan.*

#### **141. MILL OF URAS**

The Committee **agreed:**

1. that site OP1 be retained only if planning permission is secured prior to October 2019, and
2. the Mill of Uras Settlement Statement be retained only if planning permission is secured on site OP1 prior to October 2019.

#### **142. MUCHALLS**

The Committee **agreed:**

1. that the Vision, included a statement regarding the local community's desire to review car parking in the village and identify a core path to Stonehaven. Also included information about there being no potential to extend the village at present due to the issues with the A92(T) junctions, and
2. Considered opportunities for a blue-green network and retaining the coastal zone designation around Muchalls.

#### **143. NEWTONHILL**

The Committee **agreed:**

1. that the Vision be modified to reflect the aspirations expressed in early consultation by local stakeholders, including reference to the lack of recreation/amenity for the local community and encouragement of pedestrian connectivity between Cammachmore, Newtonhill and Portlethen,
2. the BUS site at West Monduff be deleted and reallocate it as OP3 for business use,
3. the following text be added under 'Flood Risk': "A buffer strip will also be required adjacent to the watercourse on the boundary of BUS which should be integrated positively into the development, with enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features investigated.",
4. the allocation on site KN100 (existing site OP1) from 70 homes to 121 be increased to reflect the approved planning permission, and the additional recommendations
5. *the consist use of the term settlement as opposed to town/village be noted, and*



6. *the overlays of the settlement maps to show protected land out with the house boundary (protected land P5) be amended.*

#### **144. PARK**

The Committee **agreed**:

1. that the Vision be amended to reflect existing services,
2. that the number of homes on site OP1 be increased from 6 to 13 homes and reduce the size of the allocation, using the field as a defensible northern boundary, and
3. that the 'Allocation Summary' for OP1 be amended to state that existing trees on the site should be retained.

#### **145. PORTLETHEN**

The Committee **agreed**:

1. modify the Vision for Portlethen to identify issues in relation to the shortage of amenities and meeting space for the community in accessible locations.
2. that the 'Flood Risk' section be updated to include sites identified by SEPA that require a Flood Risk Assessment and include the following text: "Portlethen lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
3. that land to the west of Hillside Primary School be protected as open space, including the existing sports pitch, as per the original masterplan for Hillside.
4. bid KN092 be allocated for Class 11 (assembly and leisure) uses.
5. bid KN093 and KN094 be allocated for a mixed-use development of Class 1 (retail) (up to 2500m<sup>2</sup>), a restaurant (including "drive through" facilities), and a garden centre.
6. bid KN042 for 176 homes be allocated, noting the progress being made on the planning application. Include in the allocation summary the requirement for a Drainage Impact Assessment.
7. OP2 be divided into two allocations for waste management and class 6 storage, (KN106) and further recommendations
8. *that the smaller oblong piece of land opposite Hillside Primary on bid KN042 be reserved for educational purposes,*
9. *that bid KN027 not be allocated in the proposed Local Development Plan, and*
10. *that protected land P2 be removed, as it serves no purpose.*

## **146. PORTLETHEN VILLAGE**

The Committee **agreed**:

1. that the Vision be amended to include the community's desire to improve the core path network in this area, and
2. the following text to Settlement Statement be added "Portlethen Village lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

## **147. ROADSIDE OF KINEFF**

The Committee **agreed**:

1. that the Vision included a statement to reflect the local community's desire for a better footpath or route to Kinneff Primary School,
2. that text be added to 'Strategic drainage and water supply' to state the following: "Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",
3. that allocation summary text be amended to highlight that a temporary wastewater system as an interim measure would only be considered by SEPA if a Scottish Water Growth Project has been initiated and identify the need for a Drainage Impact Assessment,
4. site OP1 be amended to an increased capacity of 46 homes (including KN033) to meet the local housing need for Roadside of Kinneff,
5. a statement be included within the allocation summary to reference the need for the OP1 site to contribute to active travel facilities to the primary school, and
6. reference to the requirement of a shop within the OP1 allocation be removed.

## **148. ST CYRUS**

The Committee **agreed**:

1. that the Vision be amended to state the local community's concerns regarding lack of affordable housing, the lack of fit between the design of new homes and character of existing buildings, and the need for improved pedestrian safety around the primary school,
2. 'Flood Risk' be included in the Settlement Statement and the following text added: "A Flood Risk Assessment will be required for site OP1,"
3. that existing text under 'Services and Infrastructure' be amended to state: "Sewage pumping stations in St Cyrus and Johnshaven are to be part of a Growth Project that requires to be delivered. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.",

4. existing OP1 site be retained and amended the allocation summary stating construction on the site has begun and that early engagement with Scottish Water is encouraged,
5. existing OP2 site on basis that it is now built out be deleted, and further recommendations
6. *that the Vision statement be amended to remove the reference to a car park in land opposite to School Wynd. This is to conserve the setting of the parish church, graveyard and the historical setting of the settlement, and*
7. *that the Vision statement be amended to include aspirations for a safer road crossing on the A92.*

### **149. STONEHAVEN**

The Committee **agreed**:

1. that the Vision be modified to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council. Specifically, the Vision for Stonehaven be updated to reflect the updated status of the application for retail development, which has now been implemented. Also that a paragraph be added to outline the lack of employment opportunities, small scale and affordable housing; facilities for all ages to meet and engage; the need to upgrade/replace some education facilities; issues regarding car parking at the train station; and a pedestrian crossing at Evan Street and Market Square,
2. under 'Services and Infrastructure' the following text be added "Strategic drainage and water supply" and reflect the current position with regard to wastewater drainage including the requirement for Drainage Impact Assessments,
3. that a new masterplan for Ury Estate be required to take account of consented, existing and new allocated sites, including non-residential developments and infrastructure requirements, to ensure a holistic approach to delivery is taken. This will apply to sites KN087, KN102, KN103 and KN104,
4. that the housing numbers within allocated site OP1 be increased to reflect the planning application. Reference to the planning history be provided, and identified a preference for two points of access, in line with current policy expectations. A reference be added to the aspiration for affordable housing delivery in the early phases of development, in line with current policy expectations,
5. that the housing numbers within allocated site OP2 be increased, and acknowledged that the first phase of development on this site is under construction. Clarity to be provided about the trigger for the provision of the link road from B979 to A957, including a bridge over the Cowie Water, being required prior to the occupation of the 86<sup>th</sup> dwelling, in line with controls in place on planning consents within Ury Estate,
6. that the housing numbers within allocated site OP3 be increased. Updated references to consented dwellings on the site to be accurate, 51 dwellings have been granted on the site, but have not progressed. Accurately reflect the trigger for link road from B979 to A957 as being required prior to the occupation of the 86<sup>th</sup> dwelling on the western side of the Cowie Water (cumulatively with other sites). Reference to be added to highlight the need to avoid the riparian area and ancient woodland, signalling the need

for a minimum of 12m buffer strip from the Cowie Water. References to affordable housing being in line with Policy H2 should remain, but should reflect the consent that exists for off-site provision, as approved at site OP4 to clarify construction and delivery is underway,

7. site OP5 to be updated to highlight planning in principle consent was granted in October 2016, with a further update to confirm if a further application is submitted within timescales (prior to end of October 2019),
8. that land to the north of site OP2 be allocated, for 60 homes. Reference in the Draft Proposed LDP in relation to postponing development until the consented retail development is built should be removed, but clear emphasis must be made to the need for the link road between the B979 and A957 must be made, taken cumulative account of other allocated/consented developments. To aid integration, site P9 is proposed to the north of the site to preserve the setting of the site, ensuring retention of an existing tree belt and land subject of compensatory planting associated with consented development. Affordable housing should be provided on site and integrated through the development, and proximity to nearby pipelines should be highlighted,
9. that a new site be allocated but amended the housing number in the draft Proposed LDP to 91 homes to reflect the number of units consented within APP/2018/2227 and APP/2018/2228, and amended the text in the Draft Proposed LDP to reflect what has been secured and implemented in the consents, rather than set aspirations for the site. This site should accurately identify that the 91 units are all affordable housing and provide the affordable housing requirements of the consented and implemented enabling development for Ury House, and the consented and implemented development at North Lodge for housing and a golf course (APP/2015/0541). This still does not meet the obligation for 25% affordable homes across the whole Ury development and 9 units could be provided elsewhere in Ury Estate,
10. The trigger for the link road between the B979 and A957 should be clearly stated, with no more than 85 units (cumulatively with other developments in Ury Estate) on the west of the Cowie Water being capable of occupation until the link road is in place, as set out in conditions on the consents, and further recommendations
11. *that the vision be amended to take into consideration and protect the natural skyline around Stonehaven,*
12. *that the Ury Estate link road be included on the settlement map, and*
13. *the settlement map be updated to reflect the care home built on reserved land R2.*

## 150. WEST CAIRNBEG

The Committee **agreed**:

1. that text be added to the Vision to reflect community aspiration for a community centre. Text should also be added to reflect concerns raised regarding private treatment works,
2. that new bullet point under 'Services and Infrastructure' be added to state the following:  
  
"Strategic drainage and water supply: Private communal sewerage works is at capacity and ground conditions are poor. Early discussion with SEPA is required for any

proposed future development.” 3. Reserve land for a community centre, and a further recommendation

3. *that land for a community space be reserved.*

### **151. WOODLANDS OF DURRIS**

Councillor Robertson seconded by Councillor Agnew moved against officer recommendation to refuse development on bid KN074, as there was no need to allocate additional development land in the settlement.

As an amendment, Councillor Wallace seconded by Provost Howatson moved to refuse development on bid KN074 and allocate development on bid KN136 to maintain the school roll.

The Committee voted:

- |                   |     |  |
|-------------------|-----|--|
| For the motion    | (5) | Councillors Agnew, Dickinson, Evison, Robertson and Wilson |
| For the amendment | (5) | Councillors Carr, Hutchison, Howatson, Pike and Wallace.   |

Councillor Mollison abstained from the vote. The Chair had the casting vote and the motion was carried.

The Committee **agreed**:

1. that the Vision be modified to reflect the community’s concern for lack of affordable housing, and a further recommendation
2. *that bid KN074 not be allocated in the proposed Local Development Plan.*

### **152. KINCARDINE AND MEARNS LANDWARD**

#### **Ardoe and Mid Ardoe**

Councillor Pike seconded by Councillor Carr moved against officer recommendation and sought to allocate bids KN030 and KN124 in the proposed Local development plan, as there was a need for additional development.

As an amendment, Councillor Dickinson seconded by Provost Howatson moved to go with officers recommendation,

The Committee voted:

- |                   |     |  |
|-------------------|-----|--|
| For the motion    | (4) | Councillors Carr, Mollison, Pike and Wilson.                             |
| For the amendment | (6) | Councillors Agnew, Dickinson, Evison, Hutchison, Howatson and Robertson. |

The amendment was carried. Councillor Wallace was absent from the division

### **Maryculter**

Councillor Pike seconded by Councillor Carr moved against officer recommendations, and sought to allocate bid KN044 in the proposed Local Development Plan.”

As an amendment, Councillor Dickinson seconded by Councillor Agnew moved to support officers recommendation.

The Committee voted:

For the motion (3) Councillors Carr, Pike and Wilson

For the amendment (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Mollison and Robertson.

The amendment was carried.

Councillor Wallace was absent from the division.

### **Netherley**

Councillor Robertson seconded by Councillor Agnew moved to support officers recommendation.

As an amendment, Councillor Pike seconded by Councillor Carr moved against officer recommendation and sought to allocate bid KN047 in the proposed Local Development Plan.

The Committee voted:

For the motion (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Mollison and Robertson.

For the amendment (3) Councillors Carr, Pike and Wilson.

The motion was carried.

Councillor Wallace was absent from the division.

### **Stonehaven south (Mains of Dunnottar and Gallaton)**

Councillor Dickinson seconded by Councillor Robertson moved to support officers recommendation.

As an amendment, Councillor Carr seconded by Councillor Pike moved against officer recommendation and sought to allocate bids KN112 and KN113 in the proposed Local Development Plan.

The Committee voted:

For the motion (7) Councillors Agnew, Dickinson, Evison, Hutchison, Howatson, Robertson and Wilson.

For the amendment (3) Councillors Carr, Mollison and Pike.

The motion was carried.

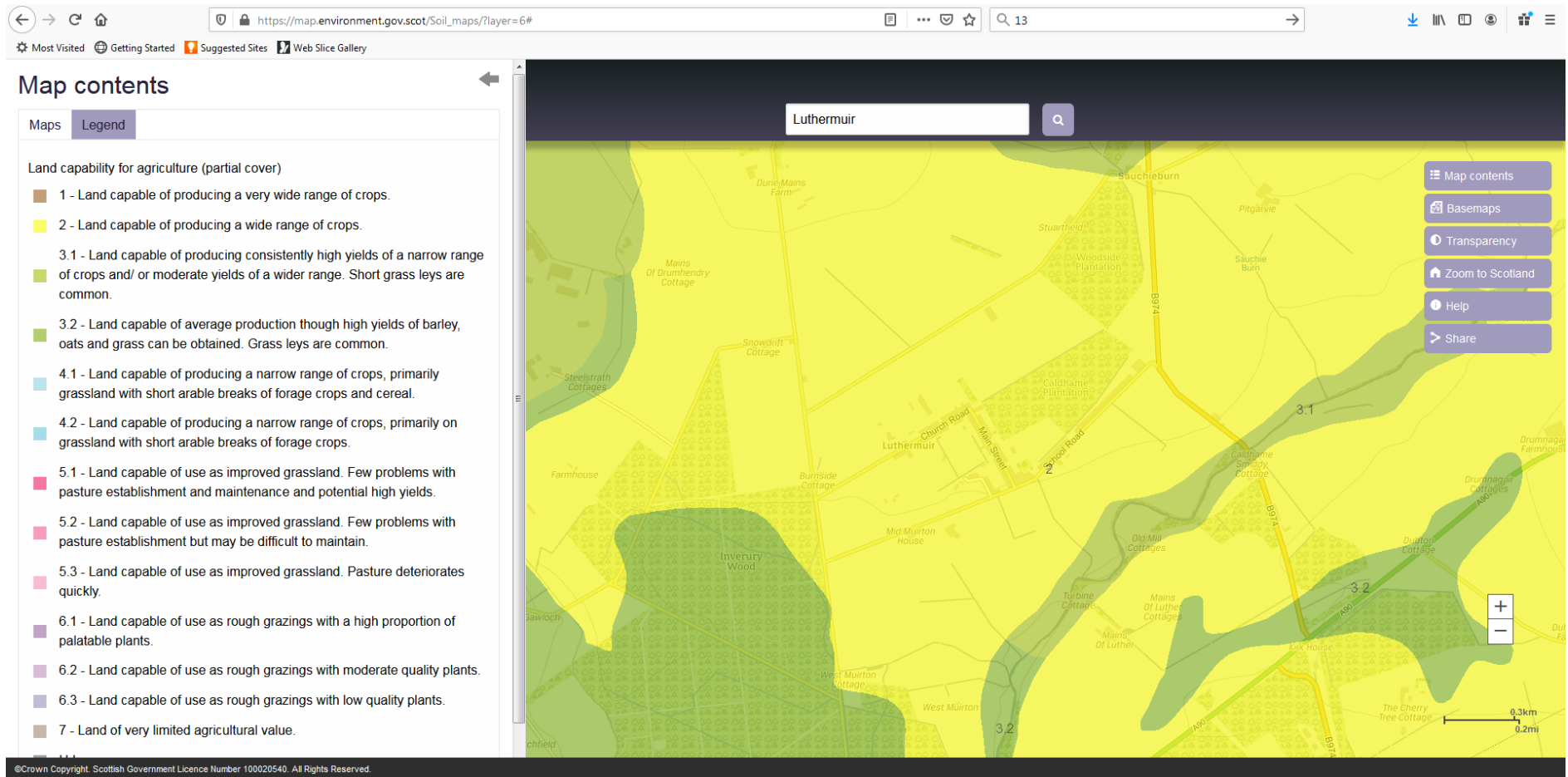
Councillor Wallace was absent from the division.

The Committee **agreed**

1. that new Settlement Statements for Blairs be created and allocated OP1 for 325 homes (note: the site overall is to remain an allocation, and not be classed as a "settlement"), and for Durris Forest, reserve land to safeguard the site for outdoor recreation facilities associated with a sport/adventure centre,
2. that the boundary of KN110 in the Blairs 'Settlement Statement' be modified to include plot 22 in the allocation,
3. that the following text to Blairs 'Settlement Statement' be added: "Parts of Blairs College Estate are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required",
4. that the following text be added to the allocation summary for bid KN110, Blairs College Estate: "For future planning applications caveats will apply to protect against riverbank disturbance. Also, buffer strips will be required along watercourses which are to be positively integrated into the development, including renaturalisation of straightened watercourses",
5. that the following text to Blairs 'Settlement Statement' be added: "Blairs lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required",
6. that the following text be included in the Durris Forest 'Settlement Statement' under KN129/Reserved Land: "As approximately 50% of the site has Type 5 Peat, a Phase 1 habitat survey will be required", and
7. that the following text be added to KN129/Reserved Land, Durris Forest: "Any impacts on the adjacent scheduled monument, Cairn-mon-earn, cairn, will need to be investigated and mitigated. A buffer strip will be required adjacent to all watercourses running through/around the site which should be integrated positively into the development" and state that a Flood Risk Assessment may be required.
8. *That text be added to the allocation summary for bid KN110, Blairs College Estate, to state the restoration works that must be carried out, as per the conditions set out in the approved planning application.*

# Prime agricultural land

## Land in Land Capability for Agriculture Classes 1, 2 and 3.1





## Strategic Environmental Assessment of Bid Sites – Kincardine and Mearns

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## AUCHENBLAE

### Preferred Sites

None.

### Alternative Sites

Site Ref: KN095 Site OP1 (Smaller Site), East of Glenfarquhar Road, Auchenblae		Proposal: 75 homes and 1ha employment land	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW is insufficient for this site. This issue will be identified in the development requirements for the site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to Burnie Shag and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the Burnie Shag and should be integrated as positive feature of the development.”</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however the inclusion of 1Ha of employment land within the site could provide employment within the town, thus minimising travel to work.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strip next to the Burnie Shag to the east would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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 settlement. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.</li> <li>○ Further, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at Auchenblae Primary and Mearns Academy, and a lack of community assets and services within the town.</li> <li>○ 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.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> <li>○ The development could allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Development site includes a potential ring ditch.</li> <li>○ The impact could be mitigated by undertaking an archaeological assessment, which would identify further actions. This will be stated in the development requirements for the site.</li> </ul>	?
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN096 Site OP1 (Larger Site), East of Glenfarquhar Road, Auchenblae</b>		<b>Proposal: 75 homes and 1ha employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WTW is insufficient for this site. This issue will be identified in the development requirements for the site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o The site is adjacent to Burnie Shag and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the Burnie Shag and should be integrated as positive feature of the development. A flood risk assessment may be required."</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions, however the inclusion of 1Ha of employment land within the site could provide employment within the town, thus minimising travel to work.</li> <li>o Part of the site found to be at risk from fluvial flooding will not be included within an allocation and could form part of the open space provision. This could be further mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of prime agricultural land.</li> <li>o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>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.</li> <li>o Mitigation measures, such as a buffer strip next to the Burnie Shag to the east would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+
<b>Landscape</b>	-/0	<ul style="list-style-type: none"> <li>o Significant scale development that would further alter the character of the area. The site is relatively flat and would appear to be a logical extension to the settlement, but it would double the size of the settlement, elongating it further into the countryside. The impact could be mitigated by strategic landscaping to the north of the site, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.</li> <li>o Further, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0/-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision at Auchenblae Primary and Mearns Academy, and a lack of community assets and services within the town.</li> <li>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.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> <li>o The development could allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Development site includes a potential ring ditch.</li> <li>o The impact could be mitigated by undertaking an archaeological assessment, which would identify further actions. This will be stated in the development requirements for the site.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## CHAPELTON

### Preferred Sites

Site Ref: KN055 OP1 Chapelton RESERVED		Proposal: 8000 homes, Commercial, Retail, Care home, Leisure and Community Facilities	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants). Effects are likely to be medium/long term.</li> <li>○ Impact can be mitigated through use of public transport, good pedestrian linkages and the mix of uses proposed.</li> <li>○ Good access off the A90 will be necessary to avoid congestion and increase air pollution.</li> </ul>	-/0
Water	+/-	<ul style="list-style-type: none"> <li>○ The proposal will have a long-term positive effect as it will be served by a public waste water connection with adequate capacity and will provide a buffer strip and enhancement measures for watercourse within the site. Such measures will be statement on the settlement statement.</li> <li>○ Burn of Elrick classified as bad. This proposal could improve it.</li> </ul>	+
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term.</li> <li>○ Part of the site found to be at risk from flooding will form part of the open space provision, and/or, mitigated through a flood risk assessment (FRA). If allocated, the development requirements for the site would state that a FRA will be required.</li> <li>○ The proposal has the potential to cause a significant increase in CO<sup>2</sup> emissions through increased car travel. This will be mitigated by local employment opportunities. Effects are likely to be medium/long term</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	+/-	<ul style="list-style-type: none"> <li>○ The development of this greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. However existing habitats will be significantly enhanced by open space provision and other biodiversity measures</li> <li>○ The development is unlikely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.</li> <li>○ The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges.</li> <li>○ Mitigation measures, such as a buffer strip next to areas of woodland and water courses will reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+/-

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The scale and location is unlikely to have a negative impact on the landscape character. Change will occur within the landscape but the principles of the character of the area will remain unchanged except in this local area</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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. If necessary, a landscape and visual impact assessment will be required and will be stated in the development requirements for the site.</li> </ul>	-/0
<b>Material Assets</b>	++	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at both Primary and Secondary schools, which will have a temporary affect.</li> <li>○ Significant new assets, will be provided by this development including social Infrastructure (schools, housing, healthcare facilities); transport infrastructure (road, paths); water-delivery infrastructure; sewerage infrastructure; natural environment enhancements ; telecommunication infrastructure and waste management infrastructure .</li> </ul>	++
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will resulting in housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths and would enhance these networks.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Site contains numerous archaeological sites and several listed buildings.</li> <li>○ 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.</li> <li>○ However given the current design pallet used for Chapelton and existing tree coverage, effects can be mitigated. If the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative Sites**

None.

## DRUMLITHIE

### Preferred Sites

None.

### Alternative Sites

Site Ref: KN001 Land at Burnside Croft, Drumlithie		Proposal: 3 Homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW information not available for this area although due to the scale of development proposed and the latest information, this is unlikely to be an issue.</li> <li>○ Water quality classification described as bad.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Site is adjacent to a Drumlithie Burn and a buffer strip would be required, but the indicative layout shows private gardens running along the back of the burn. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to Drumlithie Burn and should be integrated as positive feature of the development."</li> </ul>	-/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ The centre of the site is at risk from surface water flooding risk and is likely to have a long-term effect on climate and the water environment. Development on this site may not be appropriate. Nonetheless, it could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	-
Soil	+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in potential remediation of contaminated soil.</li> </ul>	+
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development will result in the loss of existing trees with no room for compensatory planting.</li> <li>○ The development may enhance biodiversity through redevelopment of brownfield land if the site has contamination.</li> </ul>	-



<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The loss of trees, except those with a Tree Preservation Order, will have a negative impact on the landscape character, and the effect is likely to be long-term. While this could be mitigated through replanting or retention of some trees, they will be in a private garden and could be removed.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale would have limited impact on the population.</li> </ul>	-
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ Would result in loss of part of the woodland corridor and amenity area for the village.</li> <li>○ 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.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## DRUMOAK

### Preferred Sites

Site Ref: KN128 Land South of Deevie Gardens, Drumoak		Proposal: 49 homes (increased from 35 homes)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ WWTW capacity is not available for this area and will require to be upgraded. It is expected that a site of this size would not compromise the ability of the WWTW to expand. If the site is allocated, the need for WWTW growth project will be specified in the settlement statement.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development". Due to the watercourse being a tributary of the River Dee a wider buffer strip will be required than is proposed to the south, and this need would also be stated in the development requirements of the site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. There is a small standing water body on site (pond) which could be affected by the development and the site is close to River Dee SAC.</li> <li>○ Any new proposals should investigate the potential for watercourse realignment/restoration along straightened sections of the watercourse and implement these measures where viable.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>○ The south boundary of the site is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision, within a buffer strip. A flood risk assessment (FRA) may be required. If allocated, the development requirements for the site would state that a FRA will be required together with a buffer strip.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development may have an effect on adjacent ancient (semi-natural) woodland, native woodland on site, risking disturbance to species associated with the woodlands, pond and adjacent watercourse.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Through appropriate design the development has potential to avoid habitat fragmentation and improve connectivity through provision of buffer strip along south and western boundary, and protect existing native woodland within the site.</li> <li>○ Mitigation measures comprising buffer strip next to existing woodland and water course, and protection of native woodland on site would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, these mitigation measures will be stated as part of the development requirements for the site, and highlighted as positive features of the site.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The site is located within the Dee Valley Special Landscape Area and lies within an area designated to protect and conserve the woodland setting for the village.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ However, landscape impact will be minimal as the site is contained by existing woodland and built residential area.</li> <li>○ Landscape planting is proposed along eastern boundary to mitigate any impact.</li> <li>○ 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.</li> <li>○ If allocated, the mitigation measure of landscape planting will be stated as part of the development requirements of the site.</li> </ul>	-/0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The scale of development would require WWTW upgrade but likely to be acceptable</li> <li>○ Site connects well with existing settlement with potential for increased provision of accessible open space (through access to existing woodland), enhancing existing path network and new linkages to existing roads.</li> <li>○ Consultation with relevant infrastructure providers (notably WWTW) will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects.</li> <li>○ Scale and nature of development overall provides a sustainable level of growth for the settlement, supporting local services and facilities.</li> </ul>	0/+
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development proposes a mix of housing types resulting in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact on human health</li> <li>○ The proposal has potential to provide open space proportionate with scale of allocation including potential for improved path network with links to existing core paths.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

Site Ref: KN034 Site A East of Drumoak		Proposal: 178 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area will require to be upgraded. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should/will be integrated as positive feature of the development. There will be no culverting.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ However, site is next to a frequent bus route, but the lack of employment, means it will still be a commuter village.</li> </ul>	-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Woodland on the site is to be retained. As such, 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. However, it could cause disturbance to species that use the site as a habitat.</li> <li>○ Improvements to existing corridors may minimise any negative impacts and a buffer strip next to the areas of woodland and water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for buffer strips will be stated as part of the development requirements for the site.</li> </ul>	+
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed but the overall field pattern will remain and is defined by mature trees given the development a landscape context. However, landscape impacts are unlikely to be significant as it breaks the natural tree belt that forms a boundary treatment for the settlement.</li> <li>○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and effects could be mitigated by new strategic landscaping along the eastern edge.</li> </ul>	-/0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision waste water treatment and gas pipeline infrastructure. Material improvements will be required.</li> <li>○ 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.</li> </ul>	-/0

<b>Population</b>	<b>+</b>	o A mix of house types is proposed resulting in a housing choice for all groups of the population.	<b>+</b>
<b>Human Health</b>	<b>--</b>	o The proposal provides open space that could be just proportionate with scale of allocation. o Site is within a pipeline consultation zone, and reinforcing the pipe, rather than relocating it would impact on human safety. Options for either are proposed, but not confirmed.	<b>--</b>
<b>Cultural Heritage</b>	<b>?</b>	o Is situated near Drum Castle and could affect its setting. A landscape and visual impact assessment would be required to ascertain impacts because of the northern part of the site. If the site is allocated, this would be stated in the development of the site.	<b>?</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN035 Site B South of Drumoak</b>		<b>Proposal: 123 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>--</b>	o The WWTW is not available for this area will require to be upgraded. If the site is allocated, this will be specified in the settlement statement. o The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should/will be integrated as positive feature of the development. There will be no culverting. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. o However, site is next to a frequent bus route, but the lack of employment, means it will still be a commuter village. o The south boundary of the site is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. A flood risk assessment (FRA) may be required. If allocated, the development requirements for the site would state that a FRA may or will be required.	<b>-</b>
<b>Soil</b>	<b>0/-</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0/-</b>

		<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land that is contained in the NE corner, although this is currently overgrown.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is on a Greenfield site that includes an area of scrubland that may have some biodiversity benefit. This area would be lost to development.</li> <li>○ It could cause disturbance to species in the adjacent woodland at Keith's Muir.</li> <li>○ Mitigation measures, such as compensatory planting or a buffer strip next to the area of woodland and water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strips will be stated as part of the development requirements for the site.</li> </ul>	-/+
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The site is located within the Dee Valley Special Landscape Area.</li> <li>○ The nature of land use in the area will be changed but the overall field pattern will remain and is defined by mature trees given the development a landscape context. However, the scale and location of the proposal will have a negative impact on the landscape character, which is more rural in character, and the effect is likely to be long-term.</li> <li>○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and effects could be mitigated by open space throughout the development.</li> </ul>	--
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely secondary road access, education provision waste water treatment, and this proposal may limit expansion of existing WWTW.</li> <li>○ 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.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Proposes a mix of house types are resulting in a housing choice for all groups of the population.</li> <li>○ The development would not provide for integration of the people where they live and work. Employment opportunity in the village is limited.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ The proposal provides open space proportionate with scale of allocation, but the quality and location around the periphery does not create a welcoming environment, as required in the LDP's policy on open space.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN036 Site C West of Drumoak</b>	<b>Proposal: 345 Homes, Retail and Commercial</b>
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SEA Topics	Effect	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	0/-	<ul style="list-style-type: none"> <li>○ There are currently limited employment opportunities within Drumoak and the proposal is therefore likely to result in an increase in car usage. This is likely to have a detrimental effect on air quality, but will not affect places with air quality issues in Aberdeenshire, but possible in Aberdeen.</li> </ul>	0/-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area will require to be upgraded. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should/will be integrated as positive feature of the development.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ However, site is next to a frequent bus route, but the lack of employment, means it will still be a commuter village.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. There would be significant loss of agricultural land although this is not prime.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity and given the existing use of the land the proposal could lead to improvements through increased semi natural space, woodland and potentially habitat corridors.</li> <li>○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change</li> <li>○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and effects could be mitigated by new strategic landscaping to break up the development.</li> </ul>	-/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There is potential to facilitate better community facilities including larger school site.</li> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision waste water treatment and gas pipeline infrastructure. Material improvements will be required.</li> <li>○ 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.</li> </ul>	-/0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o The development could provide for a significant number of affordable units.</li> </ul>	
<b>Human Health</b>	--/+	<ul style="list-style-type: none"> <li>o The proposal provides open space proportionate with scale of allocation, but the steep area to the north may not be functional.</li> <li>o Provision of new housing and open space with new green networks has the potential to improve human health</li> <li>o The inclusion of mixed use/retail could benefit the population as could an improved park in the centre of Drumoak, although not proposed in indicative layout.</li> <li>o Site is within a pipeline consultation zone. It is proposed to be relocate to the edge of the site, but the site would still be within the consultation zone and potential put people at risk.</li> </ul>	--/+
<b>Cultural Heritage</b>	?	<ul style="list-style-type: none"> <li>o Is situated near Drum Castle, but the indicative design has the houses set back form the skyline. A landscape and visual impact assessment would be required to ascertain impacts because of the northern part of the site. If the site is allocated, this would be stated in the development of the site.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN037 Land West of Mains of Drum Garden Centre, Drumoak</b>		<b>Proposal: Leisure and Recreational Uses in conjunction with housing for the elderly being proposed on the adjacent site to the west</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effects – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have a significant effect on air quality</li> </ul>	0
<b>Water</b>	<b>?/--</b>	<ul style="list-style-type: none"> <li>o The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting.”</li> </ul>	0
<b>Climatic Factors</b>	<b>?</b>	<ul style="list-style-type: none"> <li>o Unclear as to whether it impacts on travel movements, but no onsite concerns.</li> </ul>	?
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unclear as to whether there would be any impact on soils</li> </ul>	0
<b>Biodiversity</b>	<b>?</b>	<ul style="list-style-type: none"> <li>o Unclear as to what impacts the proposal may have. Land is currently fields.</li> <li>o 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.</li> </ul>	+
<b>Landscape</b>	<b>?</b>	<ul style="list-style-type: none"> <li>o Proposal could have positive benefit in reinforcing landscape features, but insufficient detail provided</li> </ul>	?



<b>Material Assets</b>	<b>0</b>	o Insufficient detail provided to conclude any wider benefit.	0
<b>Population</b>	<b>0</b>	o Insufficient detail provided to conclude any wider benefit.	0
<b>Human Health</b>	<b>0</b>	o Although there is insufficient detail on the proposal, the nature of the uses would suggest a positive impact.	+
<b>Cultural Heritage</b>	<b>?</b>	o It is situated in close proximity to Drum Castle and is within its designed landscape. Effects are unknown as the proposal is unclear.	?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN038 Land North of Mains of Steading, Drumoak</b>		<b>Proposal: 50 Homes (for the Elderly)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o No significant impact.	0
<b>Water</b>	<b>--</b>	o The WWTW is not available for this area and an upgrade to an adoptable standard would be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site is adjacent to and is bisected by watercourses and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to the watercourses should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."	0
<b>Climatic Factors</b>	<b>-</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions but given size of development unlikely to be significant. However, the site is next to a busy bus route, which could reduce commuter traffic. o A small 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. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.	-/0
<b>Soil</b>	<b>0</b>	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
<b>Biodiversity</b>	<b>0</b>	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/+

		<ul style="list-style-type: none"> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o Mitigation measures, such as a buffer strip next to the water courses would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. This is unlikely to be significant and the impact could be mitigated by strategic landscaping.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site WWTW upgrade required, poor local services mean pressure on local healthcare.</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o Proposal provides land specifically for homes for the elderly. However, the site is remote from services.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to be significant impacts on human health</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o It is situated 700m from Drum Castle and its designed landscape and could affect its setting.</li> <li>o The impact could be mitigated by strategic landscaping along its western boundary and if the site is allocated, the proposed mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN064 Land at Park Quarry, Drumoak</b>		<b>Proposal: 600 homes, employment land 11,350m2, retail</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o The existing site is a quarry with associated dust, pollution and transport movements. This will be replaced by mixed use development where emissions will largely be from private car use and heating. There is an infrequent bus service (twice a day that services the B9077).</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o The WWTW requires upgrading.</li> <li>o The site includes ponds and abuts the River Dee Special Area of Conservation and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to all waterbodies, including the River Dee and these will be integrated as positive features of the development. A flood risk assessment may also be required."</li> </ul>	?

		<ul style="list-style-type: none"> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>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 B9077 is on a bus route, but it is very infrequent.</li> <li>The development is close to an area at risk of flooding. Given climate change flooding may become more extreme and could the effect the site in the long term – noted this is addressed.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development could result in remediation of contaminated soil, but quarries are not classed as brownfield land.</li> <li>Any development on land not quarried, the proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>The development of a quarry is likely to improve the biodiversity of the site, such as buffer strips next to an area of woodland or water course, and would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>Site is within the Dee Valley Special Landscape Area.</li> <li>The landscape experience is likely to change but the restoration of the former quarry and associated planting is likely to have an overall improvement in landscape character by restoring former landscape features.</li> <li>On the other hand, the introduction of a new settlement along the river valley will affect the landscape character unless the site is contained and screen by existing and new tree belts. There are few settlements on the southern side of the River Dee. Development adjacent to the B9077 would be visible and have a negative landscape impact. As such, it should be contained within the existing tree belt.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely road access and education provision and waste water however with the possible exception of road access to Drumoak the proposal could deliver new community facilities in line with the scale of the bid. Park Bridge could be closed to vehicular traffic and upgrades along the A93 would be required.</li> <li>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.</li> </ul>	?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The development would allow for a mix of house types and integration of the people where they meet and work and provide additional community facilities</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>New recreational opportunities and improvement to access in the local area.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment, but assessments would be required where they have not been undertaken as part of the quarry development.</li> <li>Keith's Tower</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## FETTERCAIRN

### Preferred Sites

Site Ref: KN048 OP1 Land to the North West of Fettercairn		Proposal: 49 homes (increased to 60)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW does not have capacity. A growth project is underway for the WWTW. Once infrastructure is installed there should be no adverse impact on water quality.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ It is proposed by officers that the site is extended to Crichie Burn. A buffer strip would therefore be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the Crichie Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ However, there are local amenities in the village, which will reduce effects.</li> <li>○ SUDS proposed along Crichie Burn, but this land floods, so land within the site will be required for SUDS, and land outwith the settlement and the site can be designated as protected land for open space/amenity.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ Will result in the loss of prime agricultural land.</li> <li>○ However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ 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.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The site will not have an adverse impact on the settlement. It is contained by houses and trees on three sides, 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.</li> <li>○ Strategic landscaping is proposed along the western boundary to mitigate effects.</li> <li>○ However, active frontages are preferred along the periphery where they would form the settlement boundary.</li> </ul>	0

<b>Material Assets</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure once the water and waste water works have been upgraded.</li> <li>○ Indicative layout prevents any future westward expansion, should the need arise, and shows little open space.</li> <li>○ Road access to Garrol Place should also be provided.</li> <li>○ Modest provision of affordable housing (10-15 units)</li> </ul>	<b>+</b>
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (i.e. only 3+ bedrooms proposed).</li> <li>○ However, 12 affordable units are proposed and LDP policy requires a mix of houses types.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to negatively affect the historic environment (namely Fasque Design Landscape and Fettercairn Conservation Area) given the location of the site and the site being partially screen by houses and woodland.</li> <li>○ However, new developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Alternative sites

<b>Site Ref: KN061</b>	<b>Land at</b>	<b>Proposal: 10 homes</b>	
<b>Cauldcots, Fettercairn</b>			
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WTW has capacity, but uncertain if there is sufficient capacity for WTW for this area. Site is just under 1km from Fettercairn. However, it is not clear how sewage will be disposed of – the bid form states “No connection required”.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of ground water is poor.</li> <li>○ The site is adjacent to ditch and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.</li> </ul>	<b>?</b>

		<ul style="list-style-type: none"> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>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.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the scale of the proposal will not result in negative effects.</li> </ul>	0
<b>Soil</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in remediation of contaminated soil.</li> <li>The proposed development would result in the loss of prime agricultural land, but all of this site is already developed.</li> </ul>	+
<b>Biodiversity</b>	<b>0/+</b>	<ul style="list-style-type: none"> <li>The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>The development will enhance biodiversity through redevelopment of brownfield land.</li> <li>Mitigation measures, such as a buffer strip next to the water course would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0/+
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed, and while clusters of houses in the countryside are not a character of this area, given that this site is currently developed (a vacant farm), redeveloping the site will not adversely affect the landscape character of the area providing active frontage are used (i.e. no back garden fences).</li> <li>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.</li> </ul>	0/?
<b>Material Assets</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely waste water infrastructure, road access and education provision at Mearns Academy, which will have a temporary affect.</li> <li>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.</li> </ul>	?
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Moderate mix of house types proposed resulting in some housing choice for all groups of the population.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space / core paths. A local communal area of open space is proposed and a play area.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment (Fasque Designed Landscape and Fettercairn Conservation Area) due to the proximity, tree coverage screening the site and gently undulating topography.</li> <li>New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## FINDON

### Preferred Sites

Site Ref: KN084 Land South of Earnsheugh Terrace Findon		Proposal: 13 homes (decreased to 11 homes)	
SEA Topics	Effect	Comments	Effect – post mitigation
		<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, due to its scale, impacts would be very low.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of the greenfield site is unlikely to have long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ Within the Coastal Zone.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, this is a logical location for development, as the site is partially enclosed by existing houses.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ Number of homes is reduced as road is not wide enough to support the number of homes proposed. Widening the road would require private garden grounds.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. Would provide only 2 affordable homes.</li> </ul>	0/+
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
Key	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect		

0 = neutral effect ? = uncertain effect

**Alternative Sites**

Site Ref: KN085 Land West of Findon Place, Findon		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, due to its scale, impacts would be very low.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of the greenfield site is unlikely to have long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Coastal Zone.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ Proposal would result in overdevelopment and coalescence between the Findon and Blackhill Industrial Estate, and change the character of the village.</li> <li>○ There are no mitigation measures that could lessen the negative impact.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ It would increase the number of traffic on this C-class road and increase pressure on the Findon A90(T) junction, which is at capacity. The number of houses proposes are unlikely to be sufficient to mitigate the impact on the road network.</li> </ul>	-
Population	-	<ul style="list-style-type: none"> <li>○ 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. Would provide 7 affordable homes.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity next to the village.</li> </ul>	+/-0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0



<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect
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## FORDOUN

### Preferred Sites

None.

### Alternative Sites

Site Ref: KN105 Land West of Toch-Hill Road, Fordoun		Proposal: 45 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The scale of the development is unlikely to have any significant effects on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW capacity at Laurencekirk is sufficient, but there is limited WTW capacity. This is a temporary issue.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse that leads to the Bervie Water where the quality of water bodies (ground, coastal, transitional or loch) is bad.</li> <li>○ The site is adjacent to minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. The development requirements for the site would state that a FRA may or will be required.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the site is near a local bus route and its scale is not likely to have a significant effect.</li> </ul>	
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of prime agricultural land.</li> </ul>	-
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>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.</li> <li>o Mitigation measures, such as a buffer strip next to an area of water course would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. Large scale development that would result in overdevelopment.</li> <li>o However, the site is relatively flat and would appear to be a logical extension to the settlement. The visual impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and education provision which will have a temporary affect.</li> <li>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.</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types are proposed resulting in a housing choice for groups of the population.</li> </ul>	+/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> <li>o Development is within Health and Safety Executive outer and middle pipeline consultation zones. Housing would not be within the Inner consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## INVERBERVIE

### Preferred Sites

None.

### Alternative Sites

Site Ref: KN130 Land at Bridgefield, North of Inverbervie		Proposal: Housing (undisclosed)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ Bid does not include number of homes to be built – however given the scale of the site this is likely to be less than 50 homes (i.e. not a major development).</li> <li>○ The site is disjointed from the rest of the settlement and residents would therefore be more likely to rely on private transport.</li> <li>○ However the scale of development is unlikely to have any effects on air quality.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>○ With the information available there is WTW capacity for 23 homes. As an individual development, if less than 23 homes are developed the scheme would not impact the water environment through abstraction.</li> <li>○ WWTW capacity is unknown.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site does not contain or lie immediately adjacent to a watercourse, nor is it in an area known to be at risk of fluvial flooding.</li> </ul>	?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ However, the anticipated scale of the site is not likely to have any effect on CO<sub>2</sub> emissions.</li> <li>○ The Council's Flood Prevention Unit state further investigation is required. Open drains are present north and south of this sloping site. The need for a flood risk assessment would be stated in the development requirements for the site if it is allocated.</li> </ul>	?/0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land (class 3.1).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development, including any new planting and open space provision, of this agricultural land is likely to lead to an improvement in the existing biodiversity of the site</li> </ul>	0/?

		<ul style="list-style-type: none"> <li>○ However, biodiversity enhancements are unknown (not proposed). Development site may present opportunities to enhance biodiversity through design which would have a positive impact, however if these opportunities are not seized or utilised, the scheme is likely to have a neutral impact on biodiversity.</li> <li>○ Mitigation measures such as new planting and other biodiversity enhancements through design would be stated as part of the development requirements of the site.</li> <li>○ The site lies within the buffer zone of a LNCS, however the provided that a connection to the public sewer is secured the scheme is unlikely to impact the LCNS as pathways will be limited.</li> <li>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is situated in the Coastal Zone and the South East Aberdeenshire Special Landscape Area.</li> <li>○ The site is located in a visually prominent area of land that forms a 'gateway' to Inverbervie and the development would have a negative impact on the landscape causing urbanisation of the countryside and the effect is likely to be long-term. Strategic planting is not expected to mitigate against this impact in this location.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will lead to pressure on local infrastructure, namely road access, potentially WTW/ WWTW capacity, and school capacity which overall will have a <i>medium to long-term affect</i>.</li> <li>○ 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 remains uncertainty with regard to infrastructure.</li> <li>○ The site has poor connectivity with the settlement as it is segregated from the settlement by the Bervie Water valley, although the development would help support local services such as the shops.</li> </ul>	0/?
<b>Population</b>	-	○ No details of housing types, numbers or tenures have been provided. However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space or core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	○ Unlikely to have any effects on the historic environment	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## KIRKTON OF DURRIS

### Preferred Sites

None

### Alternative Sites

Site Ref: KN075 Land North of B9077, Kirkton of Durris		Proposal: 12 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ Proposal is likely to have limited effect on air quality</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ The WWTW capacity is not available and a private drainage system for 12 houses could have an impact on the River Dee Special Area of Conservation. Further discussion with the Scottish Environment Protection Agency would be required if this proposal were to be supported.</li> </ul>	--/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the scale of the proposal is insignificant to have an impact.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	+	<ul style="list-style-type: none"> <li>○ The development, including planting and open space, of this agricultural land is likely to lead to an improvement in the existing biodiversity of the site. Substantial planting is proposed along the north and eastern boundary.</li> <li>○ However, the site is adjacent to the River Dee Special Area of Conservation and a buffer strip adjacent to the tributary is required.</li> </ul>	+/0
Landscape	--	<ul style="list-style-type: none"> <li>○ The site is located within the Dee Valley Special Landscape Area.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ Given the scale and location of the proposal in relation to the existing houses, it would result in overdevelopment in a sensitive landscape.</li> <li>○ While screening is proposed, it would take several years to mature, although given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> <li>○ If the site was allocated, the proposed strategic landscaping and open space would be classified as protected land to avoid infill development.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o A much smaller housing development along the north side of the road, which would fill in the gap between the existing houses and the two consented homes would be a more appropriate scale of development.</li> </ul>	
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely the lack of sewage treatment works in the area and education capacity at Woodlands of Durris Primary School, which will have a long-term effect. If the allocation at OP1 in Woodlands of Durris is increased to 50 homes, there will be no spare capacity at the school, and there is no room to extend the school.</li> </ul>	--
<b>Population</b>	0/-	<ul style="list-style-type: none"> <li>o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (3+ bedrooms only).</li> <li>o However, proposals must accord with the design policy in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o There are two C listed cottages to the west of the site, and a B listed Glebe House and burial aisle and C list church to the north of the site. Development on the site would encroach onto their setting. However, effects are lessened as the proposed houses, as shown in the indicative layout, are set further back and existing trees screen part of these listed buildings.</li> <li>o Mitigation measures, such as restricting the size of the allocation to the location of the house proposed in the indicative layout could ensure effects are minimised.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN137 Land East of Kirkton House, South East of Kirkton of Durris</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o The WWTW is not available and a private drainage system for around 20 houses could have an adverse impact on the River Dee Special Area of Conservation. Further discussions would be required with SEPA if this was supported. Durris WWTW is just under 1km for the site, but it requires upgrading to support the development.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. [NB Applies to all development].</li> <li>o No impact on flooding or watercourse subject to appropriate SuDS.</li> </ul>	--/?

<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact, but cumulatively 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 site is remote from employment and retail services.</li> <li>○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Proposal is unlikely to increase this frequency.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development of this scrub woodland greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>○ Clarity of where the compensatory planting will go is not clear in the bid form.</li> </ul>	<b>-</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The site is isolated from Kirkton of Durriss by trees and has no physical connection. The impact of the proposal is unlikely to be mitigated unless it is screened by strategic planting. However, this proposal introduces 20 houses into the countryside where there is little else.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change effects on the wider landscape are unlikely to be significant.</li> </ul>	<b>-</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely upgrading road access to an adoptable standard (road widening) and education provision at Woodlands of Durriss Primary School, which will have a temporary effect.</li> <li>○ 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.</li> <li>○ The development would help sustain the viability of the local school, but cumulatively there could be issues with other sites, as the school as limited room to extend.</li> </ul>	<b>-/+</b>
<b>Population</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policy in the LDP and include a mix of house types.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths and could contribute to the existing space by the school.</li> <li>○ Development is within Health and Safety Executive outer and middle pipeline consultation zones.</li> </ul>	<b>-</b>
<b>Cultural Heritage</b>	<b>--/?</b>	<ul style="list-style-type: none"> <li>○ Could affect setting of scheduled field system, cairnfield and settlement at Upper Balfour. Strategic landscaping along the southeast boundary could reduce it impact on the setting of the cairns. This would be stated in the development requirement of the site.</li> </ul>	<b>-/0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KIRKTON OF MARYCULTER

### Preferred Sites

Site Ref: KN040 Land at Polston Road, Maryculter		Proposal 5 homes (increased from 2-4 homes)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>○ The WWTW has sufficient capacity for this site but limited capacity overall for this area. Growth project may be initiated as a result of development of adjacent site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is good (Crynoch Burn).</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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) but a site of this scale is unlikely to have any effect on CO<sup>2</sup> emissions.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	0/?	<ul style="list-style-type: none"> <li>○ Development is of a scale which is unlikely to negatively affect the adjacent LNCS or wider biodiversity, with modest biodiversity enhancements on site.</li> <li>○ However, the proposal could result in the loss of trees that have grown on the site.</li> <li>○ Mitigation measures, such as compensatory planting or retaining these trees would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or retaining existing trees will be stated as part of the development requirements for the site.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ Site is within the Aberdeen Greenbelt, but it is sandwiched between houses to the south and OP1 to the north. Therefore, development is of a scale and in a location that is unlikely to have any effects on landscape quality.</li> <li>○ Landscape also characterised by pockets of intimate landscape that can contain impact.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant pressure on local infrastructure (notably WWTW and schools).</li> <li>○ The site is a logical extension to the settlement in terms of proximity from services and meeting housing need.</li> </ul>	0
Population	+/?	<ul style="list-style-type: none"> <li>○ Mix of house types unknown.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types. The density of the site could be increased to allow for local low-cost homes.</li> </ul>	+/0



<b>Human Health</b>	0/?	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative sites**

<b>Site Ref: KN005 Site 1, Field 18, Maryculter</b>		<b>Proposal: 36 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water is good, but where it joins the River Dee, it is bad. WWTW capacity is not known for this scale of development, but the proposal would need to connect to a public sewer (Maryculter DOA is the nearest). If the site is allocated, this will be specified in the settlement statement.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development could affect the conservation objectives and natural features of any international, national or locally important designated site, namely the River Dee SAC. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access, foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ 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.</li> </ul>	-/?

<b>Population</b>	-	o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP.	+/0
<b>Human Health</b>	0	o It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	--	o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and also in Kirkton of Maryculter. Strategic landscape could mitigate effects, but the openness of the area would be affected and unlikely to be fully mitigated.	--
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN006 Site 2, Field 18, Maryculter</b>		<b>Proposal: 36 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	0/?	o The proposed development on a greenfield site is near a watercourse where the quality of water is good, but where it joins the River Dee, it is bad. WWTW capacity is not known for this scale of development, but the proposal would need to connect to a public sewer (Maryculter DOA is the nearest). If the site is allocated, this will be specified in the settlement statement.	0
<b>Climatic Factors</b>	0	o There would be minimal CO2 emissions from general heating and travel.	0
<b>Soil</b>	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
<b>Biodiversity</b>	-	o The development could affect the conservation objectives and natural features of any international, national or locally important designated site, namely the River Dee SAC. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC	0
<b>Landscape</b>	-	o Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
<b>Material Assets</b>	--	o There are a number of infrastructure constraints associated with the site, namely road access, foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect. 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.	-/?
<b>Population</b>	-	o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP.	+/0

<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	- -	o Invariably the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and also in Kirkton of Maryculter. Strategic landscape could mitigate effects on the setting of the listed buildings, but the openness of the area would be lost and unlikely to be fully mitigated. o Is adjacent to a scheduled cropmark enclosure, but it is unlikely to have any effects on this historic asset. However, as a precaution, an archaeological survey may be required	- -
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN007 Site 3, Field 3, Maryculter</b>		<b>Proposal:</b> 6 homes	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effects – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>0/?</b>	o The proposed development on a greenfield site is near the River Dee, which is class as poor then bad downstream. o WWTW capacity is not known for this scale of development, but the proposal would need to connect to a public sewer (Maryculter DOA is the nearest). If the site is allocated, this will be specified in the settlement statement. o Possible minor effect if private waste water treatment required.	0/-
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO2 emissions from general heating and travel.	0
<b>Soil</b>	<b>0</b>	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
<b>Biodiversity</b>	-	o The development could affect the conservation objectives and natural features of any international, national or locally important designated site, namely the River Dee SAC. The proposal would need to connect to a public sewer to mitigate effects on the River Dee SAC.	0
<b>Landscape</b>	-	o Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
<b>Material Assets</b>	- -	o There are a number of infrastructure constraints associated with the site, namely road access, foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect. 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
<b>Population</b>	-	o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP.	+/0

<b>Human Health</b>	<b>0</b>	○ It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	<b>0</b>	○ It is adjacent to a former designed landscape at Templars Park, but it is unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN008 Site 4, Field 12, Maryculter</b>		<b>Proposal:</b> 1 house	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>0/-</b>	○ The proposed development on a greenfield site is near Crynoch Burn where the quality of water is good, but where it joins the River Dee, it is bad. ○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is <1km away. Possible minor effect if private waste water treatment required.	0/-
<b>Climatic Factors</b>	<b>0</b>	○ There would be minimal CO2 emissions from general heating and travel.	0
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	○ Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	<b>-</b>	○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	-
<b>Material Assets</b>	<b>-</b>	○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect. ○ Scale of development is too small to be allocated and would need to be determined under relevant LDP policies.	0/?
<b>Population</b>	<b>-</b>	○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
<b>Human Health</b>	<b>0</b>	○ It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect		

0 = neutral effect    ? = uncertain effect
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Site Ref: KN009 Site 5, Field 12, Maryculter		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near Crynoch Burn where the quality of water is good, but where it joins the River Dee, it is bad.</li> <li>○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is &lt;1km away.</li> <li>○ Possible minor effect if private waste water treatment required.</li> </ul>	0/-
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ Scale of development is too small to be allocated and would need to be determined under the relevant LDP policies.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN010 Site 6, Field 12, Maryculter		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near Crynoch Burn where the quality of water is good, but where it joins the River Dee, it is bad.</li> <li>○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is &lt;1km away.</li> <li>○ Possible minor effect if private waste water treatment required.</li> </ul>	0/-
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ Scale of development is too small to be allocated and would need to be determined under the relevant LDP policies.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN011 Site 7, Field 12, Maryculter		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near Crynoch Burn where the quality of water is good, but where it joins the River Dee, it is bad.</li> <li>○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is &lt;1km away.</li> <li>○ Possible minor effect if private waste water treatment required.</li> </ul>	0/-
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ Scale of development is too small to be allocated and would need to be determined under relevant LDP policies.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Is adjacent to a scheduled cropmark enclosure, but it is unlikely to have any effects on this historic asset. However, as a precaution, an archaeological survey may be required.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN012 Site 8, Field 11, Maryculter		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near a watercourse that feeds into the River Dee where the quality of water is moderate and just after Peterculter, it is bad.</li> <li>○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is &lt;1km away.</li> <li>○ Possible minor effect if private waste water treatment required.</li> </ul>	0/-
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ Scale of development is too small to be allocated and would need to be determined under relevant LDP policies.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on historic assets.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Site Ref: KN013 Site 9, Field 11, Maryculter		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The proposed development on a greenfield site is near a watercourse that feeds into the River Dee where the quality of water is moderate and just after Peterculter, it is bad.</li> <li>○ WTW and WWTW capacity is not known, but Maryculter DOA (sewer) is &lt;1km away.</li> <li>○ Possible minor effect if private waste water treatment required.</li> </ul>	0/-
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Within the Aberdeen Green Belt and the nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely foul drainage and education provision at Primary and Secondary, which will have a <i>short-term</i> affect.</li> <li>○ Scale of development is too small to be allocated and would need to be determined under relevant LDP policies.</li> </ul>	0/?
Population	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on historic assets.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LAURENCEKIRK

### Preferred Sites

Site Ref: KN022 Land at the South End of High Street, Laurencekirk		Proposal: 11 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> <li>○ Site on a bus route.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW has capacity, although and the WTW is nearing capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is next to Gaugers Burn that feeds into the Luther Water, where the quality of water bodies is moderate. Ground water is categorised as poor.</li> <li>○ A buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent Gaugers Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Within the settlement boundary and less than 1km from services.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Phase 1 habitats survey would be undertaken to identify if protected species will be affected.</li> <li>○ 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.</li> <li>○ Existing burn to be enhanced and protected by landscape buffer.</li> <li>○ If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ Although visually prominent from the southern gateway into the settlement, this is a small-scale development that is enclosed by development, and is a logical location for further development. Strategic landscaping along the Gaugers Burn can provide an appropriate boundary treatment, and if allocated, this will be stated as part of the development requirements for the site.</li> </ul>	0/+

<b>Material Assets</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at the secondary and primary school (although this would be marginal). This issue would need to be resolved in the short term.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ 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 the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>○ The development is proposed close to existing services and employment.</li> </ul>	?
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN024 Land Adjacent to Sub Station, Gardenston Street, Laurencekirk</b>		<b>Proposal: 10 homes, increased to 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW and WTW have capacity for this proposal.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near Gaugers Burn that feeds into the Luther Water, where the quality of water bodies is moderate. Ground water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> </ul>	-

		<ul style="list-style-type: none"> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>This is a small-scale development that is or will be mostly enclosed by development. The site is flat and it is a logical location for further housing. Strategic landscaping can help mitigate effects along the core path to Denlethen Wood.</li> </ul>	0
<b>Material Assets</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely education provision at the secondary and primary school (although this would be marginal). These issues would need to be resolved in the short term.</li> <li>There may be a need to upgrade the road access in the site.</li> </ul>	0
<b>Population</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>However, proposals must accord with the design policies in the LDP and include a mix of house types, and the density of the site could be increased. The local community has also expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN073 Site West of Gaugers Burn, South of High Street, Laurencekirk</b>		<b>Proposal: 77 homes (increased to 100 homes), 2370m<sup>2</sup> Commercial/Office and 5375m<sup>2</sup> Industrial/Warehousing</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>The development is likely to have long-term negative effect on air quality. Laurencekirk not identified as having air quality issues.</li> <li>Employment uses are unlikely to adversely affect air quality.</li> <li>The site is next to a bus route and within walking distance of services and facilities.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The WWTW and WTW require upgrading.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>Ground water is categorised as poor.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The site is adjacent to Gaugers Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to Gaugers Burn and should/will be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ There would be lower CO<sub>2</sub> emissions from general heating and travel give the services and facilities available in Laurencekirk, and that is it next to the A90. Effects are likely to be medium.</li> <li>○ Effects are also reduced as it is a mixed use site.</li> <li>○ Surface water flood risk in NE corner, off the High Street. Can be mitigated with proposed rain gardens proposed and SUDS ponds adjacent to existing burn. Risk will be localised.</li> </ul>	0
<b>Soil</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of class 2 prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ New planting proposed along the A90 and Gaugers Burn. This mitigation measure will set out in the development requirement for the site, if it is allocated.</li> </ul>	+
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ This is a large development that would further alter the character of the area. It will introduce development beyond the existing tree line of ancient woodland, which acts as a natural boundary of Laurencekirk. However, the site is relatively flat, and the visual impact on the setting of the town is reduced as the ancient woodland could also act as a natural backdrop, and development is set back from the A90 as additional landscaping is proposed alongside the A90.</li> <li>○ It is also a logical location for development, especially the employment land element.</li> <li>○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	-/0
<b>Material Assets</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely water, waste water provision, and education provision at the secondary and primary school. However, these effects are resolvable, so are only temporary.</li> <li>○ 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.</li> <li>○ Provision of affordable housing (19-25 homes).</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Mix of house types proposed resulting in a housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the settlement.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ New areas of open space will be proposed. Potential to improve linkages to Denlethen Wood, but this isn't confirmed.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to affect the setting of the C listed Johnston Lodge's West Lodge Gates.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Alternative Sites

Site Ref: KN017 Land at Westlodge, Laurencekirk		Proposal: 12 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> <li>○ Site on a bus route.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW and WTW have capacity for this proposal.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse that feeds into the Luther Water, where the quality of water bodies is moderate. Ground water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Within the settlement boundary and less than 1km from services.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity if the ancient woodland is not affected.</li> <li>○ Partially development, and a phase 1 habitats survey would be undertaken to identify if protected species will be affected.</li> <li>○ 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.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ This is a small-scale development that is partially screened by trees and houses, and as it will not exceed the existing building line, will not adversely affect the setting of Laurencekirk.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at the secondary and primary school (although this would be marginal). The former issues would need to be resolved in the short term.</li> <li>○ 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.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ 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 the local community has expressed a need for smaller homes.</li> <li>○ Affordable homes not proposed in the bid, but are required in the LDP.</li> <li>○ However, the development is proposed close to existing services and employment.</li> </ul>	+/0

<b>Human Health</b>	<b>0/+</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths. Off-site contributions could help either existing open space or access to core paths at Denlethen Woods.</li> <li>○ 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.</li> </ul>	0/+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN018 Site OP3, Land at Beattie Lodge, Laurencekirk</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> <li>○ Site is near a bus route.</li> </ul>	0
<b>Water</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The WWTW is sufficient, but the WTW is nearing capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Ground water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Within the settlement boundary and less than 1km from services.</li> </ul>	0
<b>Soil</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Would result in the minor loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	0/-
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ However, if access is taken off Garvocklea Gardens it would result in the loss of trees, which could be replaced as part of the open space for the site.</li> </ul>	0/?
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ This is a small-scale development that is partially screened by trees and houses, and as it will not exceed the existing building line at Garvocklea Gardens, will not adversely affect the setting of Laurencekirk.</li> </ul>	0

<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely waste water provision and education provision at the secondary and primary school (although this would be marginal). The former issues would need to be resolved in the short term.	0
<b>Population</b>	+/0	o Mix of house types proposed. Bid form mentions a Housing Association, but it also note that the site will be privately built. o The site is closed to existing services and employment.	+/0
<b>Human Health</b>	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
<b>Cultural Heritage</b>	0	o Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN019 Land at Beattie Lodge, Laurencekirk</b>		<b>Proposal: 150 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b>	<b>Effect – post mitigation</b>
		Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	-	o In terms of air quality, the development is likely to have long-term negative effect on air quality. o However, site is near a bus route and within walking distance of services and facilities.	0/-
<b>Water</b>	0/-	o The WWTW has capacity, but WTW requires upgrading. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o Ground water is categorised as poor.	0
<b>Climatic Factors</b>	-/0	o There would be high CO2 emissions from general travelling, but these would be offset as the site is less than 1km from services and facilities. o Renewables are proposed on the site.	0
<b>Soil</b>	-	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land.	-
<b>Biodiversity</b>	0	o Arable land. Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	0	o 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 settlement. The impact could be mitigated by strategic landscaping.	0



<b>Material Assets</b>	--/++	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely waste water provision, road access and education provision at the secondary and primary school. However, these effects are resolvable, so are only temporary.</li> <li>Provision of affordable housing and open space and potential to expand Cairn Wood.</li> </ul>	++
<b>Population</b>	+	<ul style="list-style-type: none"> <li>Mix of house types proposed. Bid form mentions a Housing Association, but it also note that the site will be privately built.</li> <li>The site is closed to existing services and employment.</li> </ul>	+
<b>Human Health</b>	-/+	<ul style="list-style-type: none"> <li>Opportunity to provide an alternative route to Recreation Ground, if well designed.</li> <li>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.</li> <li>Development within the Health and Safety Executive outer and middle pipeline consultation zones. HSE has not been objecting to planning applications of less than 40dph.</li> </ul>	-/+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>The two storey B listed Johnston Lodge - Beattie Lodge is only partially screened. Setting could be affected if development is poorly designed.</li> <li>Any proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN020 Land South-West of Cemetery at Beattie Lodge, Laurencekirk</b>		<b>Proposal: 20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>The development is unlikely to have long-term negative effect on air quality.</li> <li>The site is near a bus route and within walking distance of services and facilities.</li> </ul>	0
<b>Water</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>The WWTW and the WTW have capacity for this area, although the WTW is nearing its capacity.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>Ground water is categorised as poor.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>The proposed development would result in the loss of prime agricultural land.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of Cairn Wood.</li> <li>○ Compensatory planting proposed along a bund adjacent to the A90. However, increasing the density of the site would negate the need to remove the trees.</li> </ul>	?
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ Large low density site that would further alter the character of the area. However the site is relatively flat the impact could be mitigated by strategic landscaping. A “landscape mound” is proposed, but this would alter the character of the landscape, which is flat. Furthermore, the houses would be visible along the A90 when the bund stops.</li> <li>○ 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.</li> </ul>	-/0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ Would result in the loss of land reserved for the long term expansion of the cemetery.</li> <li>○ There are a number of infrastructure constraints associated with the site, namely water provision, road access and education provision at the secondary and primary school. However, these effects are resolvable, so are only temporary.</li> <li>○ Provision of affordable housing.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ Only detached homes are proposed, which limits the housing choice available. However, 25% of the site will be affordable</li> <li>○ However, proposals must accord with the design policies in the LDP.</li> </ul>	-/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ Would result in loss of open space – Cairn Wood. Increasing the density of the site would negate the need to remove the trees.</li> <li>○ Development is wholly within Health and Safety Executive middle pipeline consultation zone. However, the HSE has not objected to low density developments on other sites (e.g. &lt;40dph).</li> </ul>	-/?
<b>Cultural Heritage</b>	-/?	<ul style="list-style-type: none"> <li>○ The setting of the two storey B listed Johnston Lodge - Beattie Lodge could be affected as the proposed road access runs next to it. In terms of visual impact, most the site is screened by existing vegetation.</li> <li>○ Any proposed development on this site would have to be well sited and designed. Any proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN021 Land North-East of Cemetery at Beattie Lodge, Laurencekirk		Proposal: 600m2 employment land (e.g. drive through restaurant or petrol station)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ Is unlikely to have long-term negative effect on air quality. Laurencekirk not identified as having air quality issues.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>○ The WWTW has capacity and WTW requires upgrading.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Ground water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact on CO2 emissions.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of class 2 prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Site used for grazing and has limited biodiversity value.</li> </ul>	0
Landscape	-/0	<ul style="list-style-type: none"> <li>○ The location of the proposal will have a negative impact on the landscape character and sense of place.</li> <li>○ 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.</li> <li>○ Development set back from the A90 would mitigate its impact, and uncertain how much screening there will be if the site is to be a drive through that relies on passing trade. Good design and use of materials could reduce its visual impact.</li> </ul>	0/-
Material Assets	0	<ul style="list-style-type: none"> <li>○ Proposal unlikely to lead to a significant increase on pressure on local infrastructure.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ Employment opportunity in the village.</li> </ul>	0
Human Health	-/0	<ul style="list-style-type: none"> <li>○ Loss of green network, although it is not accessible, as it is used for grazing.</li> <li>○ However, the site contributes to the setting of the settlement.</li> </ul>	-/0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN023 Land Adjacent to Railway Line, Gardenston Street, Laurencekirk		Proposal: 5 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW has capacity and the WTW is nearing capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse that feeds into the Luther Water, where the quality of water bodies is moderate. Ground water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Within the settlement boundary and less than 1km from services.</li> <li>○ Southern edge at risk from surface water flooding, but given the topography of the site, it should not have any adverse impacts. Nonetheless, part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. It could also be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ 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.</li> </ul>	0/+
Landscape	0	<ul style="list-style-type: none"> <li>○ This is a small-scale development that is enclosed by development, and is a logical location for further housing. Strategic landscaping can help mitigate effects.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at the secondary and primary school, but this would be marginal for the scale of development proposed. There may be a need to upgrade the road access.</li> </ul>	0
Population	-/0	<ul style="list-style-type: none"> <li>○ 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 also expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>○ The development is proposed close to existing services.</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN025 Land Adjacent to Pedestrian Track, Gardenston Street, Laurencekirk</b>		<b>Proposal: 4 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW and WTW have capacity for this development.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is next to Gaugers Burn that feeds into the Luther Water, where the quality of water bodies is moderate. Ground water is categorised as poor.</li> <li>○ The site is adjacent to Gaugers Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Gaugers Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity, but it is not clear how much of the lower part of the site that is adjacent to the Gaugers Burn will be developed.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o The Gaugers Burn runs parallel to the site. Mitigation measures, such as a buffer strip would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o This is a small-scale development that is or will be mostly enclosed by development and the Gaugers Burn valley. The site is split, but it is not clear how much of the lower half, next to the burn, will be developed.</li> <li>o The Gaugers Burn forms a natural boundary and the existing road to the west south of the site already forms an appropriate boundary for the settlement. Development should avoid the Gaugers Burn valley.</li> </ul>	-
<b>Material Assets</b>	-/0	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education provision at the secondary and primary school (although this would be marginal), and possibly widening the road. These issues would need to be resolved in the short term.</li> <li>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.</li> </ul>	0
<b>Population</b>	0/-	<ul style="list-style-type: none"> <li>o No mix of house types proposed resulting in a limited housing choice for all groups of the population. Only 4 houses are proposed, but the site could hold more.</li> <li>o Nonetheless, proposals must accord with the design policies in the LDP and include a mix of house types, the density of the site could be increased, and the local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN026 Land West of A90 Laurencekirk</b>		<b>Proposal: 250 homes and 10,000m2 employment land</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o The development may increase the number of vehicles that go along the High Street, but the proposal is within walking distance of housing estates. Also, Laurencekirk is not identified as having air quality issues.</li> <li>o The site is near a bus route and within walking distance of services and facilities.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WWTW has capacity, but the WTW requires upgrading.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Ground water is categorised as poor.</li> <li>○ The site includes Gaugers Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Gaugers Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> <li>○ 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.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be lower CO<sub>2</sub> emissions from general heating and travel give the services and facilities available in Laurencekirk, and that is it next to the A90. Effects are likely to be medium.</li> <li>○ Surface water flood risk in NW corner, off the High Street. Can be mitigated with SuDS. Rain gardens proposed on perimeter of SUDS arrangements and adjacent to existing burn. This could also be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0/-
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of class 2 prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of trees (ancient woodland) in the south west corner.</li> <li>○ Compensatory planting proposed along the A90. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ Large development that would further alter the character of the area and bring development to the edge of the A90. It is not clear how many trees will be lost in the SW corner, which acts as a visual buffer and screens the town. However, the site is flat, and compensatory is proposed adjacent to the A90 to screen the site, but this would change the character of the area.</li> <li>○ A landscape mound is proposed adjacent to the A90, which will remove the openness of the area and affect its character.</li> <li>○ Development on this site may be more appropriate in the long term after the new A90 grade separated junction is built, and the adjacent development on the south side of the ancient woodland/site P5 is built (APP/2010/2822 and 2823, which was approved in August 2016 – is also a bid KN073). Otherwise, the preference is to retain separation between the town and the A90 to the north of site P5/ancient woodland.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	--/+	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely water provision, road access and education provision at the secondary and primary school. However, these effects are resolvable, so are only temporary.</li> <li>○ Provision of affordable housing.</li> <li>○ 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.</li> <li>○ Potential to develop smart business district in accordance with EU Smart Cities legislation</li> </ul>	+

<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Mix of house types proposed resulting in a housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they meet and work. Employment opportunity in the settlement.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ Would impact on existing open space – site P5.</li> <li>○ New areas of open space will be proposed. Potential for active travel (paths).</li> <li>○ Proposed housing is within the Health and Safety Executive middle and outer pipeline consultation zones. HSE has not been objecting to planning applications for low density proposals (less than 40dph).</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The two storey B listed Johnston Lodge - Beattie Lodge is visible from this site, and development would have to be well sited and designed to respect its setting.</li> <li>○ Access off the High Street is proposed through Johnston Lodge's West Lodge Gates. This road is single carriageway. It is not clear what will happen to these gates, but they can be reused.</li> <li>○ Any proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> </ul>	<b>?/-</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN083 Land East of Denlethen Wood, Laurencekirk</b>		<b>Proposal: 400 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development is likely to have long-term effect on air quality, but Laurencekirk not identified as having air quality issues.</li> <li>○ The site is next to a bus route and within walking distance of services and facilities.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WWTW and WTW require upgrading.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Luther Water is categorised as poor.</li> <li>○ 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.</li> <li>○ The site is adjacent to Gaugers Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to Gaugers Burn and should be integrated as positive feature of the development. A flood risk assessment may be required.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel further to services) and increase emissions.</li> <li>○ This impact could be mitigated as the site is next to a bus route. There are limited services to the west of Laurencekirk.</li> </ul>	<b>-/0</b>



<b>Soil</b>	--	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of class 2 prime agricultural land.</li> <li>o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	-/0	<ul style="list-style-type: none"> <li>o Unlikely to impact on biodiversity, but during the construction would disturb species (e.g. red squirrel). This is likely to be temporary.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland and Gaugers Burn would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o This is a large development that would further alter the character of the area. It will introduce development beyond the Gaugers Burn, which acts as a natural boundary of Laurencekirk, and the A937.</li> <li>o Proposal relates poorly to the settlement as the burn and the A937 segregates the site from the settlement.</li> <li>o Development would run alongside the A90, whereas Laurencekirk is set back from the A90.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely water, waste water provision, and education provision at the secondary and primary school.</li> <li>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.</li> <li>o Potential to improve access to Denlethen Wood.</li> <li>o Potential to provide the southern part of the distributor road; but this is not confirmed.</li> </ul>	0/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o Mix of house types proposed resulting in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Potential to improve linkages to Denlethen Wood, but this isn't confirmed.</li> <li>o Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to affect the setting of the C listed Johnston Lodge's West Lodge Gates.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN114 Land West of Fordoun Road, North of Finella View, Laurencekirk</b>		<b>Proposal: 42 homes (self-build)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o The site is over 6ha and can accommodate over 100 houses. As such, although 42 homes are proposed, this figure could vary, and so could the impact on air quality.</li> </ul>	0/?

		<ul style="list-style-type: none"> <li>o However, site is less than 1km from the train and bus station and local services.</li> </ul>	
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WWTW has capacity, but WTW requires upgrading.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>o Ground water is categorised as poor. Luthermuir Water is classified as moderate ecological potential.</li> <li>o The site is adjacent to watercourses buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the minor watercourse and Luther Water and should be integrated as positive feature of the development. A flood risk assessment may be required."</li> </ul>	0
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>o The site is over 6ha and can accommodate over 100 houses. As such, although 42 homes are proposed, this figure could vary, and there could be higher CO<sub>2</sub> emissions from general travelling, but these would be offset as the site is less than 1km from services and facilities.</li> <li>o The edge of the site is at risk from fluvial flooding, but no development is proposed on this area. A FRA may be required and this will be specified in the development requirements for the site.</li> </ul>	0/?
<b>Soil</b>	--/-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the loss of prime agricultural land.</li> <li>o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--/-
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>o Arable land. Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o Enhancing the existing tree belt to be will improve biodiversity.</li> <li>o Impact on water courses will be mitigated by buffer strips.</li> </ul>	0/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o This is a large low density development that would elongate the settlement further into the countryside. However the site gently slopes away from the settlement, is partially contained by a tree belt to the west, extends no further than allocated site OP1, and would appear to be a logical extension to the settlement. The site would have minimum visual impact, and any impacts can be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely water provision, road access and education provision at the secondary and primary school. However, these effects are resolvable, so are only temporary.</li> <li>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.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/-
<b>Human Health</b>	0/-	<ul style="list-style-type: none"> <li>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.</li> <li>o Part of the development is within the Health and Safety Executive outer pipeline consultation zones. HSE has not been objecting to planning applications of less than 40dph in the middle zone.</li> </ul>	?/-
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Third of the site contains a cropmark of a square enclosure plus possible arc of a ditch and is listed on the sites and Monument Record. An archaeological assessment would be required for the rest of the site. This will be set out in the development requirements for the site.</li> </ul>	0/-

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect
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## LUTHERMUIR

### Preferred Sites

<b>Site Ref: KN098 Site OP1 Land at Arberluthnot Parish Church, The Glebe, Luthermuir</b>		Proposal: 31 homes	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The WTW has limited capacity expected to be resolvable for the scale of development. This will be set out in the development requirements for the site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i>.</li> <li>○ Field drains appear to link to local water body with unknown impact.</li> <li>○ The site is adjacent to a minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, the scale of the proposal is unlikely to have an adverse impact and a local bus services the area.</li> </ul>	<b>0/-</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in some loss of prime agricultural land (class 2).</li> </ul>	<b>-</b>

		<ul style="list-style-type: none"> <li>o However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing need, and would offer potential benefits in terms of increased biodiversity.</li> </ul>	
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>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.</li> <li>o The development proposes biodiversity improvements that are likely to enhance connectivity to existing green networks/ create new links where needed.</li> <li>o Mitigation measures, such as a buffer strip next to the water course may be required – this would reduce potential negative effects and provide biodiversity enhancement opportunities. Tree removal should be kept to a minimum and this will be stated in the development requirements for the site.</li> <li>o Path maintenance regime proposed to encourage wildlife diversity.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will not be noticeably changed and displaced.</li> <li>o The landscape experience is unlikely to change noticeably.</li> <li>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.</li> <li>o The site is relatively flat and would appear to be a logical extension to the existing village and the site is largely contained by existing residential area within field structured by hedgerow/tree lined edges.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o There are some infrastructure constraints associated with the site, namely road access (single track access) and education provision at Mearns Academy with temporary impacts.</li> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> <li>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.</li> <li>o New development will help sustain the local community.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o Mix of house types proposed resulting in housing choice for all groups of the population.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space core paths.</li> <li>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.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Limited adverse impact on the historic environment although in close proximity to listed buildings (the church and Muirton House are C-listed – site will not detract from their setting).</li> <li>o Trees help to screen the site, and additional planting could be added if required. Modern houses are adjacent to the church.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Alternative sites

Site Ref: KN063 Land at Mains of Luther Farm, Luthermuir		Proposal: Mixed use: Roadside Services (Comprising Class 1 (Shops), Class 2 (Financial, Professional and Other Services), Class 3 (Food and Drink) and Class 7 (Hotels and Hostels) and Petrol Station (Sui Generis)) with Associated Car Parking.	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have long term effects.</li> <li>○ Proposed as a service station for passing trade, but the proposed uses would mean it would also be a destination centre.</li> <li>○ There is very limited public transport provision and no sustainable travel options.</li> <li>○ Site over 1km from the nearest settlement.</li> </ul>	-
Water	-	<ul style="list-style-type: none"> <li>○ The WTW and WWTW have insufficient capacity but is expected to be resolvable. Private WWTW may be required, as advised by Scottish Water.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting.”</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor.</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (as the site is more than 1km from the nearest settlement and is not served by frequent public transport for workers and visitors) and increased emissions.</li> </ul>	-
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in loss of prime agricultural land (class 2).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development proposes biodiversity improvements.</li> </ul>	0/+
Landscape	0/-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced – this development would comprise a significant growth of the village and landscape experience is likely to change at local level (largely undeveloped).</li> <li>○ 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.</li> <li>○ The site is relatively flat and would be able to accommodate the development. Impact would be mitigated by setting back the buildings from the A90, landscaping and good design and materials, which are proposed.</li> </ul>	0

<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, and WTW and WWTW which are all likely to have a temporary impact</li> <li>○ New development will help sustain the local community, and provide business opportunities.</li> </ul>	<b>+</b>
<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact.</li> </ul>	<b>0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space core paths.</li> <li>○ Local population unlikely to be disturbed by this proposal – noise, dust, fumes, as it is over 1km from Luthermuir.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN099 Site OP2 The Chapel, North of School Road, Luthermuir</b>		Proposal: 51 homes/Village Shop and Commercial Unit	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term insignificant effects.</li> <li>○ A local bus serves the area.</li> <li>○ Mixed use development this may mitigate transport related air pollution by avoiding car dependence but small scale retail/business will not have significant impact</li> </ul>	<b>0</b>
<b>Water</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ The WTW and WWTW have limited capacity expected to be resolvable for the scale of development. This will be set out in the development requirements for the site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i>.</li> <li>○ Field drains appear to link to local water body with unknown impact.</li> <li>○ The site is adjacent to a minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	<b>0/-</b>

		<ul style="list-style-type: none"> <li>○ However, site will be mixed use with small scale retail / business use to lessen impact, but this will not make significant impact.</li> <li>○ A local bus services the area.</li> </ul>	
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in some loss of prime agricultural land (class 2).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development proposes biodiversity improvements that are likely to enhance connectivity to existing green networks/ create new links where needed.</li> <li>○ Path maintenance regime proposed to encourage wildlife diversity.</li> </ul>	+
<b>Landscape</b>	0/-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced – this development would comprise a significant growth of the village and landscape experience is likely to change at local level (changed relationship between village and countryside at edge of settlement where landscape impact more discernible).</li> <li>○ 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.</li> <li>○ The site is relatively flat and would appear to be a logical extension to the existing village. However, it would elongate the settlement, and better sites are available during the lifetime of the plan.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, education provision at Mearns Academy and WTW and WWTW which are all likely to have a temporary impact.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ 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.</li> <li>○ New development will help sustain the local community, in particular the mixed-use element with shop and small business opportunities. However, the viability of the shop is questioned, and the site is currently allocated in the LDP with no progress made to develop the site.</li> </ul>	0/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Mix of house types proposed resulting in housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Limited adverse impact on the historic environment although in close proximity to listed buildings (the church and Muirton House are C-listed – site will not detract from their setting).</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN107 Land at Caldham Plantation, West of School Road, Luthermuir		Proposal: 56 homes and a shop	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW and WTW has limited capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i>.</li> <li>○ 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.</li> <li>○ The site is adjacent to a minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	0/?
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ 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. Although a local shop is proposed, the site has limited facilities overall and car travel is needed to access most main services.</li> <li>○ The site is not identified at risk according to SEPA’s flood risk maps, but the Council’s Flood Prevention Team do not support the site due to the flood risk. They hold records of flooding and don’t just rely on maps. In this case, mitigation is unlikely to resolve this issue.</li> </ul>	--
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in the loss of prime agricultural land (grade 2).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
Biodiversity	--	<ul style="list-style-type: none"> <li>○ The development of this greenfield site (ancient woodland) is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and disturbance to species that use the site as a habitat, although some bio diversity enhancement is proposed, the loss of woodland habitat is far greater.</li> <li>○ The development could affect the conservation objectives and natural features as per the Ancient Woodland Inventory.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> </ul>	--



		<ul style="list-style-type: none"> <li>o The development may adversely affect populations of protected species notably red squirrel.</li> <li>o The development will result in the loss of existing trees, woodland and hedges.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The nature of land use and landscape experience in the area will be changed and landscape character impacted due to loss of woodland: Caldhame Plantation adds visual and structural diversity within this expansive, flat landscape within the Agricultural Heartlands (Central Howe of the Mearns) largely characterised by large scale farmland mosaic.</li> <li>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.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely water treatment and waste water treatment, road access, and high school capacity which will have a <i>temporary</i> effect in the main.</li> <li>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.</li> <li>o Development of the site amounts to loss of a natural asset.</li> <li>o A shop would be a welcomed asset to the village, but it may not be viability and there is competition from other sites.</li> </ul>	-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types proposed resulting in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Development would result in loss of green space but access to open space / core paths retained, with potentially improved connectivity.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN125 Land West of Muirfoot, Luthermuir</b>		<b>Proposal: 13 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>o The WWTW and WTW have sufficient capacity for this development but limited capacity overall - new development may initiate new growth project.</li> </ul>	0/?

		<ul style="list-style-type: none"> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i>.</li> <li>○ 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.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect.</li> <li>○ Bid form states there have been issues with water running from the site and concentrating in their gardens.</li> <li>○ Bid form proposes new drainage is formed within the site to pipe this water to the surface water drain in Church Road.</li> <li>○ The Council's Flood Prevention Unit have concerns about the site, but the proposer has demonstrated that while the soil has poor porosity it will be possible to form individual surface water soakaways within each garden.</li> <li>○ The above issues need to be investigated further, and if allocated, the development requirements for the site would state that a flood risk assessment will be required.</li> </ul>	+/?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in the loss of prime agricultural land (grade 2).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development will enhance biodiversity – current land use is pasture land with low biodiversity value.</li> <li>○ A buffer strip is proposed next neighbouring gardens to provide biodiversity enhancement opportunities.</li> </ul>	0/+
<b>Landscape</b>	0/-	<ul style="list-style-type: none"> <li>○ Landscape impact an issue in flat landscape but minimised as site enclosed on three sides although and can be further minimised by strategic landscaping.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely potential access constraint (long term effect) and education provision at Mearns Academy (temporary effect).</li> <li>○ New development may initiate a water treatment and waste water treatment growth project which will have a longer term effect.</li> <li>○ 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.</li> <li>○ Provision of a new buffer strip along neighbouring gardens and surface water drainage improvements will be an asset to local settlement.</li> <li>○ Potential for new path link to north of Caldhome wood to provide safe route for primary school children.</li> </ul>	+/?

<b>Population</b>	<b>+</b>	o A mix of house types proposed resulting in housing choice for all groups of the population.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of public 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
<b>Cultural Heritage</b>	<b>-</b>	o Sites includes the remains of cottages (not visible). To mitigate any effects, an archaeological survey will be required.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN126 Land East of Muirfoot, Luthermuir</b>		<b>Proposal: 12 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>0/?</b>	o The WWTW and WTW have sufficient capacity for this development but limited capacity overall - new development may initiate new growth project. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>poor</i> . 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.	0/?
<b>Climatic Factors</b>	<b>-</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect. o Bid form states there have been issues with water running from the site and concentrating in their gardens. o Bid form proposes new drainage is formed within the site to pipe this water to the surface water drain in Church Road. o The Council's Flood Prevention Unit have strong concerns about the site, but the proposer has demonstrated that while the soil has poor porosity it will be possible to form individual surface water soakaways within each garden. o The above issues need to be investigated further, and if allocated, the development requirements for the site would state that a flood risk assessment will be required.	+/?
<b>Soil</b>	<b>-</b>	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"> <li>○ The proposed development would result in the loss of prime agricultural land (grade 2).</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>0/+</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development will enhance biodiversity – current land use is pasture land with low biodiversity value.</li> </ul>	0/+
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ Landscape impact an issue in flat landscape but minimised as site enclosed on three sides although and can be further minimised by strategic landscaping.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely potential access constraint (long term effect) and education provision at Mearns Academy (temporary effect).</li> <li>○ New development may initiate a water treatment and waste water treatment growth project which will have a longer term effect.</li> <li>○ 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.</li> <li>○ Provision of surface water drainage improvements will be an asset to local settlement.</li> <li>○ Potential for new path link to north of Caldham wood to provide safe route for primary school children.</li> </ul>	+/?
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ A mix of house types proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of public open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

# MARYKIRK

## Preferred Sites

Site Ref: KN088 Land West of Napier Place, North of Site OP1, Marykirk, Laurencekirk		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW has insufficient capacity and will require upgrading. This will be stated in the development requirements for the site, if allocated.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution.</li> <li>○ The proposed development on a greenfield site is near the River North Esk where the quality of water bodies (ground, coastal, transitional or loch) is moderate.</li> <li>○ The site is adjacent to a minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, this will be set out on the development requirements for the site.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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, there are unlikely to be any significant effects due to its small scale.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development, including planting and open space, of this agricultural land is likely to lead to an improvement in the existing biodiversity of the site.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The site would appear to be a logical extension to the existing allocation, but the indicative layout could be improved by strategic landscaping and use of active frontages along the northern boundary.</li> <li>○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0/?

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision which will have a long-term affect. The school cannot be expanded on its current site. As such, it is more appropriate that if supported, this site is reserved. Furthermore, site OP1 to the south has yet to be built.</li> <li>○ Proposal will sustain the future capacity of the school.</li> </ul>	-/+
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The site contains a number of ring ditches and other indeterminate cropmarks, which could represent the remains of an unenclosed settlement of prehistoric date. No significant finds to date.</li> <li>○ The development will have long-term and permanent negative effect on the site of an archaeological asset.</li> <li>○ To mitigate this impact, an archaeological survey will be required (as well as on housing site OP1). This may affect the layout of the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

<b>Site Ref: KN089 Land at Maryhill Farm, South East of Marykirk, Laurencekirk</b>		<b>Proposal: 30-40 homes with scope for mixed use</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW has insufficient capacity and will require upgrading. This will be stated in the development requirements for the site, if allocated.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution.</li> <li>○ The proposed development on a greenfield site is near the River North Esk where the quality of water bodies (ground, coastal, transitional or loch) is moderate.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>○ The site is adjacent to the Burn of Balmaleedy and a buffer strip would be required to mitigate against any effects. If allocated, this will be set out on the development requirements for the site.</li> <li>○ The southern part of the site is at risk from flooding. The land slopes towards this area and how surface water is dealt with could affect water quality in this area. SuDS are not shown in the indicative plan.</li> <li>○ 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.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The southern entrance to the site 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. This issue could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> <li>○ 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, there are unlikely to be any significant effects due to its small scale.</li> </ul>	0/-
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	+/-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats. Development should avoid areas of broadleaf woodland.</li> <li>○ Biodiversity enhancements are proposed including a tree belt however woodland removal would also take place.</li> </ul>	+/-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries will change. It will breach the natural southern boundary and spread development along the southwestern flank of the Hill of Balmaleedy.</li> <li>○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The impact could be mitigated by strategic landscaping.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision which will have a long-term affect. The school cannot be expanded on its current site. As such, it is more appropriate that if supported, this site is reserved. Furthermore, site OP1 to the south has yet to be built.</li> <li>○ Proposal will sustain the future capacity of the school.</li> <li>○ Kirkton Road, which provides the north access into the site is narrow and may not be suitable for increased traffic.</li> <li>○ 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.</li> </ul>	+/-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Proposes a mix of house types proposed resulting in a housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they live and work. Providing a small employment opportunity in the village.</li> </ul>	+/0
<b>Human Health</b>	0/-	<ul style="list-style-type: none"> <li>○ Southern access route is at risk from flooding. No development is proposed on this land. Permanent and long-term implications.</li> <li>○ It could provide for a new circular path network, although this is proposed to the rear of houses.</li> </ul>	0/-

		<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>The development will have long-term and permanent negative effect on the setting of scheduled monuments and of the site of an archaeological asset.</li> <li>To mitigate this impact, an archaeological survey will be required. This may affect the layout of the site. Further tree planting could help screen Marykirk Parish Church, but development is proposed right next to it.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## MARYWELL

### Preferred Sites

Site Ref: KN029 Checkbar Phase 3		Proposal: 52 homes (reduced from 60 homes)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>Increase commuter traffic into Aberdeen.</li> <li>For the most part, air quality is likely to have short to medium-term temporary effects.</li> <li>Site is next to a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>The WWTW / WTW has capacity/is unknown for this area.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>There would be minimal CO<sub>2</sub> emissions from general heating and but some impact from travelling due to the lack of services in the area. However, the site is next to a busy bus route, which could reduce commuter traffic.</li> <li>The development is in an area identified at <i>fluvial and surface</i> water flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk could form part of the open space provision. Development should avoid this area. A Flood Risk Assessment would be required.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity. Lowland Raised Peatbog nearby, but does not appear to extend into this site. Mitigation measures, such as a buffer strip next to any bog land could reduce potential negative effects and</li> </ul>	0/+



		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.	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, the site is already designated for employment land, 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.</li> </ul>	0/-
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely education provision at Hillside Primary School and Portlethen Academy, which will have a temporary, but potentially long term affect.</li> <li>○ 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.</li> <li>○ Provision of Affordable Housing and finance towards education facilities upgrade will have a positive effect.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Mix of house types are proposed resulting in a good housing choice for all groups of the population.</li> <li>○ The development would allow integration of the people where they meet and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN031 Blackhills of Cairnrobin</b>		<b>Proposal: Mineral extraction</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	?	<ul style="list-style-type: none"> <li>○ Biomass / quarrying etc could worsen air quality in the area, however an air quality report submitted with a future planning application would assess the impacts from the quarry and propose appropriate mitigation measures.</li> <li>○ The effect of the proposal at present is unknown.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW and WTW capacity is available for this area, however no additional resource is required for this development.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse."</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. Due to the nature of the proposal, this is unlikely to be mitigated, but most quarries serve a local area.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o Quarrying would have an effect on soil, but would be restored.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity due to its location.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The landscape is likely to change, but the development would not be out of character with the existing surrounding land uses and so would minimise the effect.</li> </ul>	0
<b>Material Assets</b>	?	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure. Some road upgrades may be required.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant impacts upon the population.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>o Mitigation measures for dust/noise impacts which may have impacts on health, would require to be submitted and assessed with an application to ensure they fall within required levels.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Although there is evidence of architectural value on and near the site, the development is unlikely to have any significant effects on the historic environment. Archaeological evaluation may be required.</li> </ul>	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN111 Land at Mains of Cairnrobin, Marywell</b>		<b>Proposal: Employment Land and Leisure, Classes 4, 5, 6 and 11</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term insignificant effects. The site is not near a place with poor air quality.</li> <li>o The site is near a frequent bus route, which could mitigate effects.</li> </ul>	-/0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o The WWTW / WTW capacity is for this area.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is bisected by a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse. A flood risk assessment may also be required.”</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ There would be some CO<sub>2</sub> emissions from general heating and travel given the scale of the proposal.</li> <li>○ The site is near a frequent bus route, which could mitigate effects.</li> <li>○ The development is in an area identified at risk from <i>surface water</i> flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Mitigation measures, such as a buffer strip next to minor water courses would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The landscape is likely to change, but the development would not be out of character with the existing surrounding land uses and so would minimise the effect. The impact would be mitigated by landscaping, including bunding along the perimeter.</li> </ul>	0
<b>Material Assets</b>	0/+	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure. Some road upgrades may be required.</li> <li>○ Would enable a distributor road through this area and to adjacent sites, which is needed, and would be stated in the development requirements for the site.</li> </ul>	0/+
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant impacts upon the population.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Although there is evidence of architectural value on and near the site, the development is unlikely to have any significant effects on the historic environment. Archaeological evaluation may be required.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

Site Ref: KN028 Land East of A90, Phase 2, Checkbar		Proposal: 40 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	--	<ul style="list-style-type: none"> <li>○ The site is located within the Aberdeen Greenbelt even if the proposal is screened from the A90, this proposal it would threaten the Green Belt's integrity by increasing coalescence with Aberdeen City.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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.</li> </ul>	--
Material Assets	+/-	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely education provision at Hillside Primary School and Portlethen Academy, which will have a temporary, but potentially long term affect.</li> <li>○ 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.</li> <li>○ Provision of Affordable Housing and finance towards education facilities upgrade.</li> </ul>	+
Population	+	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> <li>○ Proposes to develop smaller house types, namely flats and terraces, along with 25% affordable housing provision.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
		+ = positive effect    ++ = significant positive effect	

<b>Key</b>	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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<b>Site Ref: KN030 Site North East of Ardoe House Hotel, Mid Ardoe</b>		Proposal: 1 house	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ No effect	0
<b>Water</b>	<b>0/-</b>	○ Possible minor effect if private waste water treatment required.	0/-
<b>Climatic Factors</b>	<b>0</b>	○ Unlikely to have any effects	0
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
<b>Biodiversity</b>	<b>0</b>	○ No effects	0
<b>Landscape</b>	<b>0</b>	○ Site is within the Aberdeen Greenbelt, but this is a brownfield site, and as such, effects are likely to be neutral.	0
<b>Material Assets</b>	<b>0</b>	○ Unlikely to have any effects on material assets	0
<b>Population</b>	<b>-</b>	○ Potential for negative cumulative effects on the variety of house types, as only a large single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
<b>Human Health</b>	<b>0</b>	○ Unlikely to have any effects on human health	0
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment.	0
<b>Key</b>	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect		

Site Ref: KN079 Land at Oakridge, North and West of Hillcrest, Findon		Proposal: 1 Home and small hold for grazing	
SEA Topics	Effect	Comments	Effect – post mitigation
		<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>○ Connection to Nigg WWTW is over 300m away, but the bid form does not state if the proposal will connect to it or use a septic tank. The bid form states they will connect to mains water on the road nearby.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The effect on the water environment depends on whether the allocation connects to public sewage infrastructure due to surface water flooding.</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel, but site is not near any settlement. Long term impacts.</li> <li>○ The entrance into the site is at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Mitigation measures would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The site is within the Aberdeen Greenbelt. It would likely result in an increased coalescence of development, which is not a pattern of development that is desirable here.</li> </ul>	-
Material Assets	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
Population	0	<ul style="list-style-type: none"> <li>○ Only one home proposed so technically no mix of house types. There could also be a negative cumulative impact as there are other similar sized properties in the area, but this proposal includes a small-holding. Therefore, in this instance, this proposal is not likely to have a negative impact on population.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ No impacts of note.</li> </ul>	0
Cultural Heritage	-	<ul style="list-style-type: none"> <li>○ There is a boundary stone on the site. This would be mitigated by ensuring development avoids this stone and would be stated in the development requirements for the site.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect		

	0 = neutral effect   ? = uncertain effect	
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## MILL OF URAS

### Preferred Site

None.

### Alternative sites

Site Ref: KN131 Site West of The Whinns, Mill of Uras		Proposal: Housing (undisclosed for 4.4 hectare site)	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ The development is likely to have long-term negative effect on air quality due to the scale and distance to services and facilities.</li> <li>○ The site is on a bus route (A92) which may in part help reduce commuter traffic.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW capacity is unknown for this area. An upgrade of the WWTW to an adoptable standard is likely to be required. This will be specified in the settlement statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate.</li> <li>○ 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.</li> <li>○ The site is adjacent to Catterline Burn 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 buffer strip will be required adjacent to the Catterline Burn and this should be integrated as positive feature of the development. A flood risk assessment may also be required.</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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 site is on a bus route (A92) which may in part help reduce commuter traffic.</li> <li>○ The development is adjacent to an area identified at fluvial flood risk with a small likely to have a long-term effect on climate and the water environment.</li> <li>○ The small part of the site found to be at risk from flooding will not be included within the allocation and a flood risk assessment (FRA) would be required due to the site's proximity to flood risk zone. If allocated, these mitigations would be stated as part of the development requirements for the site.</li> </ul>	-/0



<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land on 60% of the site and a development of this scale will cause a significant loss relative to the scale of site affected.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity. The development, including planting and open space, of this agricultural land is likely to lead to an improvement in the existing biodiversity of the site.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ A visual impact assessment would be required, and if allocated, this will be stated as part of the development requirements for the site.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and secondary school education provision at Mackie Academy, which will have a long-term affect. However the development would help support the falling primary school roll at Catterline.</li> <li>○ However there is no footpath network and there are potential safety issues related to the A92 junction for vehicles.</li> <li>○ 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.</li> </ul>	-/0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ No mix of house types proposed. However, proposals must accord with the design policies in the LDP and include a mix of house types resulting in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## MUCHALLS

### Preferred Site

None.

### Alternative sites

Site Ref: KN059 Land at Dunnyfell Road, Muchalls		Proposal: 50 homes	
SEA Topics	Effect	Comments	Effect post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	-
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Individual developments of this scale are generally unlikely to have a significant impact upon air quality; however the location of the site would encourage the use of unsustainable modes of transportation in order to access employment, services and facilities which would have a negative impact on air quality.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The site does not lie within an area known to be at risk of fluvial flooding.</li> <li>○ The site contains areas known to be at risk of pluvial flooding, however that could likely be managed by adequate SUDS provision. This would be stated in the settlement statement. Provided this is delivered, the scheme would not have a negative impact.</li> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There is a bus service along the A90 that could mitigate effects.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in the loss of prime agricultural land to the north of the site.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the water course running through the site as a habitat.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to the water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site</li> <li>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ The site lies within a LNCS buffer; however the designation does not identify a qualifying criteria related to biodiversity, which this development is likely to impact.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is with the South East Aberdeenshire Coast Special Landscape Area.</li> <li>○ 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.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision which will have a temporary affect. Contributions may be required to address any shortfall.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	?	<ul style="list-style-type: none"> <li>○ Mix of house types proposed (however breakdown of housing mix is unknown) – provided a suitable mix is provided, this would increase housing choice within the village. Proposals must accord with the design policies in the LDP.</li> <li>○ A modest amount of affordable housing would be provided – 12 units</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effect on the setting of Muchalls Conservation Area. The development may weaken the sense of place, and the identity of the settlement through edging development towards the A90 and through the sheer scale of the proposal.</li> <li>○ 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.</li> <li>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## NEWTONHILL

### Preferred Site

Site Ref: KN056 Site OP2, Land West of the A90, Newtonhill		Proposal: 12.1ha employment land	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
Air	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale will lead to a decrease in air quality, but Newtonhill does not have air quality issues. Effects are likely to be medium/long term.</li> <li>○ The site is located in close proximity to Newtonhill and Chapelton. Opportunities to enhance and encourage active transport would lessen carbon emissions related to vehicle use and would help offset any negative air quality impact.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site does not contain an area known to be at risk of fluvial or pluvial flooding.</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sup>2</sup> emissions through increased car travel. Effects are likely to be medium term and will be lessened given the site is adjacent to Newtonhill.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Site is currently farmland and is unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ No measures to enhance biodiversity have been identified, but LDP policy requires all development to include open space and biodiversity enhancement.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ 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 settlement. The site is currently allocated in the LDP as site OP2. The impact could be mitigated by strategic landscaping, and if it is continued to be allocated, this will be stated as part of the development requirements for the site.</li> </ul>	-/0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have a significant impact upon local infrastructure.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>○ Provide employment land near where people live in Newtonhill and Chapelton.</li> </ul>	+
Human Health	+	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ Provision and promotion of sustainable transport modes would have a positive impact on Human Health.</li> </ul>	+
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
+ = positive effect    ++ = significant positive effect			

<b>Key</b>	- = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect
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<b>Site Ref: KN100 Site OP1, North of Mains on Monduff, Newtonhill</b>		<b>Proposal: Approx. 120 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Good access to the bus service and shops.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WTW and WWTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There would be an increase in CO<sub>2</sub> emissions from traveling, but the effects are mitigated as the site is to bus routes and shops.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat, namely birds.</li> <li>○ However, this will be off-set by the landscape buffer.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Large scale development that would impact on the landscape experience of the area in the long term - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness.</li> <li>○ However, the site gently undulates, with the exception towards the train line, and would appear to be a logical extension to the settlement, as it would facilitate a link road between Park Place and Cairnhill Drive and provide secondary access to these parts of the settlement.</li> <li>○ The impact would be mitigated by a landscape buffer, as identified as site P4 in the 2017 LDP. In 2018, a masterplan has been agreed for the site.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposal will increase pressure on the primary school, which is forecast to be at 113% capacity by 2022. This calculation includes this bid site, as it is currently allocated in the 2017 LDP.</li> <li>○ 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.</li> <li>○ Will provide a much-needed secondary access to Park Lane and Cairnhill Drive by linking them together.</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Mix of house types proposed resulting in a housing choice for all groups of the population.</li> </ul>	+

<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would result in loss of open space, but new areas will be provided. The core path will be protected and enhanced.</li> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment. The Sites and Monuments note there was once a croft in the area, but it has since been destroyed.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative sites**

<b>Site Ref: KN101 Site Directly South of OP1, North of Mains on Monduff, Newtonhill</b>		<b>Proposal: 120 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Good access to the bus service and shops.</li> </ul>	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ The WTW and WWTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be an increase in CO<sub>2</sub> emissions from traveling, but the effects are mitigated as the site is near bus routes and shops.</li> </ul>	0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat, namely birds.</li> <li>○ However, this will be off-set by the landscape buffer.</li> </ul>	0
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The site is located within the South East Aberdeenshire Coast Special Landscape Area and the Aberdeen Greenbelt.</li> <li>○ Large scale development that breaks the skyline and would impact on the landscape experience of the area in the long term - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness.</li> <li>○ Urban creep towards Muchalls. Site is on the green belt, which is designated to prevent coalescence between Newtonhill and Muchalls.</li> </ul>	--

		<ul style="list-style-type: none"> <li>○ Mitigation in the form of a landscape buffer would partially mitigate the impacts, it would threaten the Green Belt's integrity by increasing coalescence with Muchalls.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will increase pressure on the primary school, which is forecast to be at 113% capacity by 2022. There will be capacity issues until the Chapelton Primary school is built.</li> <li>○ 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.</li> </ul>	?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Mix of house types proposed resulting in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would result in loss of open space, but new areas will be provided. The core path will be protected and enhanced.</li> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN132 Land at Cammachmore, Newtonhill</b>		<b>Proposal: 10 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect - post mitigation</b>
<b>Air</b>	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW capacity for the area is unknown and an upgrade to an adoptable standard may be required. If the site is allocated, this will be specified in the settlement statement as a potential requirement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as a development requirement of the opportunity site.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ The development is small scale and not likely to have significant impacts.</li> <li>○ The development is in an area identified at risk from <i>surface water</i> flooding and is likely to have a long-term effect on climate and the water environment. Parts of the site found to be at risk from flooding could form part of the open space provision, also a flood</li> </ul>	0

		risk assessment (FRA) may be required. If allocated, these mitigations would be stated as part of the development requirements for the site.	
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ There is potential soil contamination on site and development presents opportunity for soil remediation.</li> </ul>	0/+
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Development will include field areas with low biodiversity value and development including planting is likely to lead to biodiversity improvement (although small scale).</li> <li>○ Greenspace network close by and linkages are possible.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The site is located within the Aberdeen Greenbelt.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change, with long term effects.</li> <li>○ The location of development within Greenbelt area threatens its integrity through coalescence of settlements. There are no measures available to mitigate against this.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The small scale proposal of 10 homes will not lead to any significant pressure on local infrastructure. However Portlethen Secondary School is overcapacity.</li> <li>○ 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.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ Mix of houses possible, small scale enhancement within existing cluster of houses.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Site Ref: KN133 Land at Michael Tunstall Place & Cairnhill Drive, Newtonhill		Proposal: 150 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects. Good access to the bus service and shops.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>The WTW and WWTW has capacity.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>The site is adjacent Pheppie Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the Pheppie Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	0
Climatic Factors	--	<ul style="list-style-type: none"> <li>There would be an increase in CO<sub>2</sub> emissions from traveling, but the effects are mitigated as the site is near bus routes and shops.</li> <li>The development is in an area identified at risk from <i>fluvial</i> flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. If allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>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. Part of the site is farmed.</li> <li>Mitigation measures, such as a buffer strip next to Pheppie Burn would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	--	<ul style="list-style-type: none"> <li>The site is located within the South East Aberdeenshire Coast Special Landscape Area and the Aberdeen Greenbelt.</li> <li>The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>The built form of Newtonhill would move towards Muchalls, leading to potential impacts on the setting.</li> <li>Site is on the green belt, which is designated to prevent coalescence between Newtonhill and Muchalls.</li> <li>Mitigation in the form of a landscape buffer would partially mitigate the impacts and provide a better settlement treatment for the southern boundary of Newtonhill, but it would threaten the Green Belt's integrity by increasing coalescence with Muchalls.</li> </ul>	--

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision, which could have a <i>long term affect</i>.</li> <li>○ The proposal will increase pressure on the primary school, which is forecast to be at 113% capacity by 2022. There will be capacity issues until the Chapelton Primary school is built.</li> <li>○ 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.</li> </ul>	?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Adequate mix of house types proposed resulting in a housing choice for all groups of the population, including up to 37 affordable homes.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Would result in Newtonhill settlement boundary edging very close to Muchalls Conservation Area, and potential coalescence of settlements.</li> <li>○ The strip of strategic landscaping is unlikely to fully mitigate against this impact.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## PARK

### Preferred Site

None.

### Alternative sites

Site Ref: KN090 Land at Upper Park, Drumoak		Proposal: 4 homes	
SEA Topics	Effect	Comments	Effect post mitigation –
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ WWTW is not available in this area (nearest is Drumoak &gt;2km away). No solution is proposed.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	-/?
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ Site is within the Dee Valley Special Landscape Area. It would join two housing areas together, creating a large cluster of houses. Within the valley, it is preferred that houses are proposed adjacent to settlements.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ 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.</li> </ul>	-
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. LDP policy would require one house to be deemed affordable.</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	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
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN091 Land West Park, Drumoak</b>		<b>Proposal: 8 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	o WWTW is not available in this area (nearest is Durris >2km away). No solution is proposed. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	-/?
<b>Climatic Factors</b>	<b>0</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, its scale is not likely to have a significant effect.	0
<b>Soil</b>	<b>0</b>	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
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	-	o Site is within the Dee Valley Special Landscape Area. It would double the number of houses in this area, creating a large cluster of houses. Within the valley, it is preferred that houses are proposed adjacent to settlements. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o While planting along the road could mitigate the effects, this is dependent on the occupiers. 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.	-
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	-	o No mix of house types proposed resulting in a limited housing choice for all groups of the population. LDP policy would require two houses to be deemed affordable.	+/0

<b>Human Health</b>	-/?	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ A high voltage pylon supported powerline runs across the eastern part of the site. Uncertain of effects. Adjacent is a converted steading.</li> </ul>	-/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## PORTLETHEN

### Preferred Site

<b>Site Ref: KN027 Land North of Thistle Drive, Hillside, Portlethen</b>		<b>Proposal: 300 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0/-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will affect air quality, but Portlethen is not identified as having air quality issues. Any impacts would be mitigated by its close proximity to services and bus routes.</li> <li>○ However, the Findon junction off the A90 is at capacity and would need upgrading. If the site is allocated, the need to upgrade the junction will be stated as part of the development requirements for the site.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The proposal will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ However, the site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ This site is affected by fluvial flooding along two ditches and in the NE corner. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>○ The proposal is likely to have a long-term effect on climate and the water environment.</li> </ul>	0/-

		<ul style="list-style-type: none"> <li>o A proposal on this scale has potential to cause an increase in concentrations of CO<sub>2</sub> emissions through increased car travel. However, there would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>+/?</b>	<ul style="list-style-type: none"> <li>o Existing woodland on the site could be enhanced, and there will be opportunities across the site, but details are unknown.</li> <li>o Managed open space across the whole site will be long term and positive for new developments.</li> <li>o If the site is allocated, the need for compensatory planting and/or buffer strips will be stated as part of the development requirements for the site.</li> </ul>	+
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>o This is a large scale development that would further alter the character of the area. However, this area is largely urbanised, but this site is in the Aberdeen Green Belt and its scale will have a noticeable visual impact that could create coalescence issues with Marywell/Checkbar and north of Portlethen. Nonetheless, the site is relatively flat, contained and would appear to be a logical extension to north Portlethen. The impact could be mitigated by strategic landscaping, and towards the south, land next to the A90 is not proposed for development.</li> <li>o The site was covered by the Portlethen Corridor Capacity Study in the late 2000's and was one of 4 most favoured sites.</li> <li>o To mitigate the visual impact further and reduce coalescence issues, the southern half of the site should come forward first to allow a more gradual development of this area. Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> <li>o If the site is allocated, these mitigation measures would be stated as part of the development requirements for the site.</li> </ul>	0/-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The local road network may require to be upgraded (A92 widened until its access point and Thistle Drive) as well as the A90 junction. Portlethen Academy will have capacity issues by 2022, but Portlethen PS has a falling school roll and will only be at 69% capacity by 2022. Timescale and funding to deliver these could be an issue.</li> <li>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.</li> </ul>	0/-
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The mix of house types is not proposed, resulting in a limited housing choice for all groups of the population. This is to be clarified later. Nonetheless, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths. Provides the opportunity to create new paths along the watercourse. If allocated, this should be stated in the development requirements for the site.</li> <li>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.</li> <li>o Development of site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o Population not at risk from hazardous developments.</li> </ul>	0/+
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN041 Land at Former Poultry Sheds, Portlethen		Proposal: 55 homes	
SEA Topics	Effect	Comments	Effect post mitigation –
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale will lead to a decrease in air quality, but Portlethen does not have air quality issues, and its impact is lessened as it is close to services and facilities. Issues are likely to be persistent and long term.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development area is affected by surface water flooding, but it is likely to be negligible. Issues were resolved at the planning application stage for this site (APP/2007/2042).</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sup>2</sup> emissions through increased car travel. However, there would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	-/0
Soil	+	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in remediation of contaminated soil.</li> </ul>	+
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development will enhance biodiversity through redevelopment of brownfield land, albeit marginally due to its small scale (mostly strategic landscaping around the periphery.</li> <li>○ Managed open space across the whole site will be long term and positive for new developments</li> </ul>	0/+
Landscape	0/-	<ul style="list-style-type: none"> <li>○ The site is in a prominent location, but the proposal is of a scale or in a location that is unlikely to have any negative significant effects on landscape quality. Strategic landscaping will mitigate its effects, and the rear fences will be set back along the Causeymouth Road.</li> </ul>	0
Material Assets	--	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at Hillside school, which will have a long-term affect. Solutions are still being sought.</li> </ul>	--/?
Population	+	<ul style="list-style-type: none"> <li>○ Only a limited mix of house types is proposed, resulting in a limited housing choice for all groups of the population. The plans for the approved planning application only show detached homes. However, a commuted sum for affordable homes is proposed in the S75 agreement (APP/2007/2042).</li> </ul>	+
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> <li>○ Development of site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ Although the site is adjacent to Badentoy Industrial Estate, the population should not at risk from hazardous developments.</li> </ul>	0

<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment providing development respects their setting (i.e. set back):</li> <li>○ Site 70m to the north of Craighead Stone circle. HES did not object to the planning application. The proposed screening by trees would mitigate any impact.</li> <li>○ The Causeymouth road will not be affected.</li> <li>○ The remains of a World War II Radar station, now partly demolished, includes two unusual pill boxes, one within this site. Development should be set back. Strategic landscaping would mitigate any impact on its setting.</li> </ul>	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN042 Land at Leathan Fields, Portlethen</b>		<b>Proposal: 60 homes (reduced from 176 homes)</b>	
<b>Homes)SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will lead to a decrease in air quality, but Portlethen does not have air quality issues to date.</li> <li>○ Its impact is lessened as it is close to services and facilities.</li> <li>○ Findon junction has capacity issues and will require to be upgraded. This could affect air quality in the future. Issues are likely to be persistent and long term.</li> </ul>	-/?
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sup>2</sup> emissions through increased car travel. Its impact is lessened as it is close to services and facilities.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ Managed open space across the whole site will be long term and positive for new developments.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale or in a location that is unlikely to have any effects on landscape quality.</li> </ul>	0
<b>Material Assets</b>	--/?	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at Hillside school capacity at Findon junction off the A90, which will have a long-term affect. Solutions are to be identified.</li> <li>○ 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.</li> </ul>	--/?



		o Provision of affordable housing (44 units).	
<b>Population</b>	<b>+</b>	o Mix of house types included provides a housing choice for the population.	<b>+</b>
<b>Human Health</b>	<b>0</b>	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 Development of site is unlikely to have any significant effects on existing pathways or access to open space.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN092 Land South of Portlethen Club House, Badentoy, Portlethen</b>		<b>Proposal: Health club</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation –</b>
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>-/0</b>	o The WWTW / WTW has capacity for this area. o Findon Burn is classified as having poor ecological potential. o Northern part is at risk from flooding. SuDS to be confirmed, but land is flat. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	<b>0/?</b>
<b>Climatic Factors</b>	<b>-</b>	o The development is in an area identified at risk from <i>surface water</i> flooding and is likely to have a long-term effect on climate and the water environment. The development requirements for the site will ensure development avoids that area and that a FRA may be required.	<b>0</b>
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>-/0</b>	o Unused area next to the golf course could have some biodiversity value. Trees are present on the site. o To mitigate effects, loss of trees should be kept to a minimum. A 40m tree buffer between gym and golf course is proposed. o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats or habitat fragmentation or disturbance to species that use the site as a habitat. o The development could enhance biodiversity through delivery of a planted woodland belt to the north of the site.	<b>+/-</b>

<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, the site is next to the town centre, proposes a 40m wide buffer 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.</li> </ul>	0
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure, TA demonstrates network can cope.</li> <li>○ The quality of new asset, created through the development of this site, would be a positive facility for the town and local catchment.</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of the people where they live, work and exercise. Leisure/recreation opportunity in the town.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN093 Part of P5, Land at Badentoy, Portlethen (Option 1)</b>		<b>Proposal: Food retail (1100m2) and drive through restaurant (450m2)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Findon Burn is classified as having poor ecological potential.</li> <li>○ SuDS to be confirmed, but land is flat.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No likely impacts.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Unused area next to the golf course could have some biodiversity value. Trees are present on the site.</li> <li>○ To mitigate effects, loss of trees should be kept to a minimum. A tree buffer between the site and golf course is proposed and would be a requirement of the development.</li> </ul>	+/-

		<ul style="list-style-type: none"> <li>o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats or habitat fragmentation or disturbance to species that use the site as a habitat.</li> <li>o The development could enhance biodiversity through delivery of a planted woodland belt to the southeast of the site.</li> </ul>	
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o However, the site is next to the town centre, proposes buffer strips around three sides of the site 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.</li> </ul>	0
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure, Transport Assessment demonstrates network can cope and land is available should the A90 slip road need to be widened.</li> <li>o The quality of new asset, created through the development of this site, would be a positive facility for the town and local catchment.</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The development would allow integration of the people where they live, work and shop.</li> <li>o Retail opportunity, on edge of the town centre, in the town.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN094 Part of P5, Land at Badentoy, Portlethen (Option 2)</b>		<b>Proposal: Garden centre and restaurant (2500m2)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The WWTW / WTW has capacity for this area.</li> <li>o Findon Burn is classified as having poor ecological potential.</li> <li>o SuDS to be confirmed, but land is flat.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o No likely impacts.</li> </ul>	0

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>o Unused area next to the golf course could have some biodiversity value. Trees are present on the site.</li> <li>o To mitigate effects, loss of trees should be kept to a minimum. A tree buffer between the site and golf course is proposed and would be a requirement of the development.</li> <li>o The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats or habitat fragmentation or disturbance to species that use the site as a habitat.</li> <li>o The development could enhance biodiversity through delivery of a planted woodland belt to the southeast of the site.</li> </ul>	+/-
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o However, the site is next to the town centre, proposes buffer strips around three sides of the site 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.</li> </ul>	0
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure, Transport Assessment demonstrates network can cope and land is available should the A90 slip road need to be widened.</li> <li>o The quality of new asset, created through the development of this site, would be a positive facility for the town and local catchment.</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The development would allow integration of the people where they live, work and shop.</li> <li>o Retail opportunity, on edge of the town centre, in the town.</li> </ul>	0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN106 Part of OP2, Fairview, Portlethen</b>		<b>Proposal: Storage and distribution (5.2ha, 20,000sq.m floor space)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have long-term negative effect on air quality, but effects would not affect Portlethen, given its out of town location, and close proximity to the A90.</li> </ul>	-/0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The WWTW / WTW is available for this area.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ 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. Two SuDS ponds are proposed, although this is more to mitigate flooding.</li> <li>○ The site is adjacent to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel give the nature of the use and it peripheral location.</li> <li>○ The development is in an area identified at high risk from surface water flooding risk and is likely to have a long-term effect on climate and the water environment. Two SuDS ponds are proposed to mitigate flooding.</li> </ul>	+/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ However, the site is already allocated for an employment use so it is a logical location for the proposed use for storage and distribution.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ Potential there could be some peatland to the north of the site. To mitigate this effect the development requirements for the site will state that further assessments will be required.</li> <li>○ Mitigation measures, such as a buffer strip next to the water course and/or peatland would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ The proposed ponds could help to enhance biodiversity.</li> </ul>	0/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will have a notable impact on the landscape, but there are already a number of large sheds in the area – farming and waste/ recycling centre. As such, the impact should not be significant, and strategic landscaping is proposed around the site to mitigate effects.</li> <li>○ Also, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure, but the Findon A90(T) junction is at capacity.</li> <li>○ The loss of land for waste and recycling is not desirable, but if there is no demand, and an alternative employment use is possible, this should be encouraged. However, given the distance of the site from Portlethen, only class 6 uses and waste and recycling facilities should be allowed.</li> </ul>	+/-
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ No impact.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Alternative sites

Site Ref: KN039 Site R2, Land at North West Portlethen		Proposal: Employment land with scope for mixed uses	
SEA Topics	Effect	Comments	Effect post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	-
Air	0	<ul style="list-style-type: none"> <li>○ Individual developments of this scale are unlikely to have any effects on air quality.</li> <li>○ However, the Findon junction off the A90 is at capacity and would need upgrading. If the site is allocated, the need to upgrade the junction will be stated as part of the development requirements for the site.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>○ As scale of development has not been specified and can be either employment or mixed use no assessment can be made.</li> <li>○ The proposal will require to be connected to a public sewer and will not exceed sewage treatment capacity.</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ Small areas if surface water flooding affect the site but is unlikely to be an issue. Surface water flooding does affect the access road.</li> <li>○ At 5ha a proposal on this scale has potential to cause an increase in concentrations of CO<sup>2</sup> emissions through increased car travel. The site is within 400m of a bus stop.</li> <li>○ The site is safeguarded in the LDP 2017 as site R2 for a park and ride facility.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	?	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact as the proposal is of a scale or in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity on biodiversity.</li> <li>○ No information is provided on biodiversity enhancement or habitat augmentation.</li> </ul>	0
Landscape	--	<ul style="list-style-type: none"> <li>○ 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. Site is within the Aberdeen Greenbelt and the proposed uses would impact on the openness of the landscape.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ Mitigation measures are unlikely to improve the impact and buildings and bunds would reduce the openness of the area.</li> </ul>	--
Material Assets	?	<ul style="list-style-type: none"> <li>○ No details have been provided on the nature of the development and no assessment of impact on material assets can be judged. However, the Findon A90 road junction has capacity issues.</li> <li>○ 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.</li> </ul>	-/?
Population	?	<ul style="list-style-type: none"> <li>○ No specification for the mix of house types that may be proposed as part of a mixed development results in a limited housing choice for all groups of the population. However, mixed house types would be required.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	0

<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN057 Land to the West of Cookston Road, Portlethen</b>		<b>Proposal: Mixed use: 400 homes, education, retail and associated infrastructure</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Individual developments of this scale are unlikely to have any effects on air quality&gt; It does not impact on an area with air quality issues and is not for industrial uses.</li> </ul>	0
<b>Water</b>	<b>0/--</b>	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site includes watercourses and a buffer strips will be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “Buffer strips will be required adjacent to the watercourse and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	0
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development is in an area identified at surface water flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>○ A large part of the site found to be at risk from flooding. No development should be allocated on this land, which could affect the viability of this site. It could form part of the open space provision or be mitigated through a flood risk assessment (FRA). If allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sub>2</sub> emissions through increased car travel. However, there would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	-/?
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would have an adverse effect on the ability of the peat rich soil to store carbon and therefore detrimental effect on CO<sub>2</sub> emissions. An assessment would be required to identify extend of the peat.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ Any loss cannot be compensated and could only be mitigated by avoiding the peat.</li> </ul>	
<b>Biodiversity</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. (Lowland Raised Peat bog. An assessment would be required to identify extend of the peat and a buffer strip created. These requirements would be stated in the settlement statement if the site is allocated.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development is of a scale that could enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	<b>+/-</b>
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ 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. Site is within the Aberdeen Greenbelt and the proposed uses would impact on the openness of the landscape and integrity of the green belt.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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.</li> </ul>	<b>--</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access (Findon A90 junction which has capacity issues) and education provision at Hillside school, which will have a long-term affect.</li> <li>○ 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.</li> </ul>	<b>-/0</b>
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>○ The mix of house types is not disclosed, but proposals must accord with the design policies in the LDP and include a mix of house types. The proposal would provide for 100 affordable homes.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ 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.</li> <li>○ Development of site is unlikely to have any significant effects on existing pathways or access to open space, but could create new areas of open space.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	<b>0/+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Site Ref: KN058 Land North of Schoolhill, Portlethen		Proposal: Mixed use: 1550 homes, education, retail and associated infrastructure	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will have an adverse effect on air quality. Issues are likely to be persistent and long term</li> <li>○ However, it does not impact on an area with air quality issues and is not for industrial uses.</li> <li>○ Portlethen does have a mix services and employment land, which would reduce effects, as well as public transport.</li> </ul>	-/0
<b>Water</b>	0/--	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site includes watercourses and a buffer strips will be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “Buffer strips will be required adjacent to the watercourse and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development is in an area identified at surface water flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>○ Part of the site found to be at risk from flooding could form part of the open space provision or be mitigated through a flood risk assessment (FRA). If allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sub>2</sub> emissions through increased car travel. However, there would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	-/?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would have an adverse effect on the ability of the peat rich soil to store carbon and therefore detrimental effect on CO<sub>2</sub> emissions. An assessment would be required to identify extent of the peat.</li> <li>○ Any loss cannot be compensated and could only be mitigated by avoiding the peat.</li> </ul>	-/?
<b>Biodiversity</b>	-/+	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. (Lowland Raised Peat bog. An assessment would be required to identify extent of the peat and a buffer strip created. These requirements would be stated in the settlement statement if the site is allocated.</li> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development is of a scale that could enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ Managed open space across the whole site will be long term and positive for new developments.</li> </ul>	+/-

<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ 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. Site is within the Aberdeen Greenbelt and the proposed uses would impact on the openness of the landscape and integrity of the green belt.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ Effects could be mitigated by setting any development back from the distributor road to create a strategic landscape and visual buffer. The existing wood at Duff's Hill provide a back drop that would help to contain the site.</li> </ul>	--/-
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access (Findon A90 junction which has capacity issues) and education provision at Hillside school, which will have a long-term affect.</li> <li>○ 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.</li> </ul>	-
<b>Population</b>	?	<ul style="list-style-type: none"> <li>○ The mix of house types is not disclosed, but proposals must accord with the design policies in the LDP and include a mix of house types. The proposal would provide for 387 affordable homes.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ 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.</li> <li>○ Development of site is unlikely to have any significant effects on existing pathways or access to open space, but could create new areas of open space.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN082 Land South of Bramble Way, Clashfarquhar, Portlethen</b>		<b>Proposal: 160 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b> -
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale will have an impact on air quality, but Portlethen is not is approaching the AQMA level.</li> <li>○ Issues are likely to be persistent and long term, but mitigated by its close proximity to services and bus routes.</li> </ul>	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Site is adjacent to Burn of Daff and a buffer strip would be required to mitigate against any effects. Such measures will be included in the development requirements of the site, if it is allocated.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ This site is affected by surface water flooding along Burn of Daff, and areas to the north and south. FRA will be required, and is likely to have a long-term effect on climate and the water environment. Development should avoid these areas of flood risk. Mitigation measures will be stated in the development requirements for the site.</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sub>2</sub> emissions through increased car travel. This would be long term and permanent. The site is near a bus route, which could reduce effects.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. In this case, the proposal would result in the loss of a young, but established tree belt, and lowland raised peatbog.</li> <li>○ The extent of any peatland habitats would have to be assessed, and this would be stated in the development requirements for the site, if allocated.</li> <li>○ While buffer strips are proposed, most are narrow in comparison.</li> <li>○ Managed open space across the whole site will be long term and positive for new developments.</li> <li>○ An alternative to the indicative masterplan is to retain the tree belt and incorporate it into the scheme.</li> </ul>	-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ This area is largely urbanised, but this site is in the Aberdeen Green Belt and its scale will have a noticeable visual impact that could create coalescence issues with Newtonhill and south of Portlethen.</li> <li>○ Strategic landscaping already exists to define the southern boundary of Portlethen, which is reinforced by the scrubland to the west that is not farmed.</li> <li>○ This proposal would elongate the settlement further and encourage more development to the south in the future.</li> </ul>	-
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ It is not clear whether adequate road infrastructure could be provided to serve the number of dwellings proposed, as only one access off Bramble Road, whereas two vehicle access points are required.</li> <li>○ Portlethen Academy will have capacity issues by 2022, but Forehill PS has a static school roll and will only be at 77% capacity by 2022.</li> <li>○ 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.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ A mix of house types are not proposed, resulting in a housing choice for most groups of the population.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> <li>○ Up to 40 affordable homes could be provided.</li> </ul>	+
<b>Human Health</b>	-/+	<ul style="list-style-type: none"> <li>○ It would result in loss of open space and would need to safeguard a route for the proposed core path along the eastern boundary. However, a new area of open space is proposed, namely down the centre alongside a watercourse.</li> </ul>	+/-

		<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN109 Land at Causeyport Farm, North of Portlethen</b>		<b>Proposal: 1800 homes, business uses, education and retail</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will have an adverse effect on air quality. Issues are likely to be persistent and long term</li> <li>○ However, it does not impact on an area with air quality issues and is not for industrial uses.</li> <li>○ Portlethen does have a mix services and employment land, which would reduce effects, as well as public transport.</li> </ul>	-/0
<b>Water</b>	0/-	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site includes watercourses and a buffer strips will be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to the watercourse and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development is in an area identified at surface water flood risk and is likely to have a long-term effect on climate and the water environment.</li> <li>○ Part of the site found to be at risk from flooding could form part of the open space provision or be mitigated through a flood risk assessment (FRA). If allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>○ A proposal on this scale has potential to cause an increase in concentrations of CO<sub>2</sub> emissions through increased car travel. However, there would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> </ul>	-/0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would have an adverse effect on the ability of the peat rich soil to store carbon and therefore detrimental effect on CO<sub>2</sub> emissions. An assessment would be required to identify extent of the peat.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>o Any loss cannot be compensated and could only be mitigated by avoiding the peat.</li> </ul>	
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. (Lowland Raised Peat bog. An assessment would be required to identify extent of the peat and a buffer strip created. These requirements would be stated in the settlement statement if the site is allocated.</li> <li>o The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>o The development is of a scale that could enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o Managed open space across the whole site will be long term and positive for new developments.</li> </ul>	<b>+/-</b>
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o 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. Site is within the Aberdeen Greenbelt and the proposed uses would impact on the openness of the landscape and integrity of the green belt.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o Effects could be mitigated by setting any development back from the distributor road to create a strategic landscape and visual buffer. The existing wood at Duff's Hill provide a back drop that would contain the site.</li> <li>o A central focal point (mound) is proposed, which helps with orientation and local identity.</li> </ul>	<b>--/-</b>
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access (Findon A90 junction which has capacity issues) and education provision at Hillside school, which will have a long-term affect.</li> <li>o The proposal will not lead to any significant pressure on local infrastructure, provided services are integral to the development.</li> <li>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.</li> </ul>	<b>-</b>
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>o The mix of house types is not disclosed, but proposals must accord with the design policies in the LDP and include a mix of house types. The proposal would provide for 450 affordable homes.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>o Poor air quality is likely to have long-term on effect on human health</li> <li>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.</li> <li>o Development of site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o Population not at risk from hazardous developments.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## ROADSIDE OF KINNEFF

### Preferred Sites

Site Ref: KN033 Site M1 OP1, West of A92, Roadside of Kinneff		Proposal: 16 homes and waste water treatment works	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0/-	<ul style="list-style-type: none"> <li>○ While individual developments of this scale are unlikely have a significant impact on air quality, the site is disjointed from the rest of the settlement unless it comes forward at the same time as OP1. Otherwise, residents would be more likely to rely on private transport which would decrease air quality through emissions. This is likely to be a negative, long term impact.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ WTW capacity is constrained, with less than 23 Housing Unit Equivalent. The bid form states the development will connect to the public water supply, which would likely require contributions to improve the WTW. Provided this connection is secured the scheme is unlikely to have an impact on the water environment due to abstraction. This issue will be noted in the settlement statement.</li> <li>○ WWTW capacity is constrained with under 10 Housing Unit Equivalent but a private sewer is proposed, otherwise it will have to connect to a public sewer, as advised by SEPA. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The development does not lie within an area of Prime Agricultural Land</li> <li>○ The development does not lie within an area known to contain Peat</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development site may present opportunities to enhance biodiversity through design, which would have a positive impact. However, if these opportunities are not seized or utilised, the scheme is likely to have a negative impact on biodiversity.</li> </ul>	0/+

		<ul style="list-style-type: none"> <li>o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o 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.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, the site concentrates development in the heart of the settlement, avoiding ribbon development and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping along the north, south and west boundary, and if allocated, this will be stated as part of the development requirements for the site, or designated as protected land.</li> </ul>	0/-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely WTW/ WWTW capacity, which will have a <i>temporary affect</i>.</li> <li>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.</li> </ul>	+
<b>Population</b>	-/0	<ul style="list-style-type: none"> <li>o A small mix of house (detached &amp; semi-detached, 3 / 4 bed) types are proposed resulting in a limited housing choice for all groups of the population.</li> <li>o 20% affordable housing is proposed, this falls below the existing expectation of 25%.</li> <li>o However, proposals must accord with the design and affordable housing policies in the LDP.</li> <li>o The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in loss of open space or core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative Sites**

None.

## ST CYRUS

### Preferred Sites

Site Ref: KN003 Site Adjacent to Lochside Road, St Cyrus (Option 2) RESERVED		Proposal: 30 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have a negative effect on air quality.</li> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-/+	<ul style="list-style-type: none"> <li>○ The WWTW will have capacity, but the WTW does not have capacity. An upgrade is required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting.”</li> </ul>	+
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Facilities are further away as the only access and egress into the site is from the north. No connection is provided from the south.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any significant effects on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The location of the proposal will have a negative impact on the landscape character, as it will extend Lochside and St Cyrus to the T-junction, elongating them both and joining these two places together.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use will change, as the landscape is more rural on the north side of the A92 when approaching St Cyrus from the west.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, the impact could be mitigated by strategic landscaping, reducing its impact in the long term. A thick tree belt along Lochside Road would minimise the landscape and visual impact the most.</li> </ul>	0/-



<b>Material Assets</b>	<b>0/-</b>	o The proposal will not lead to any significant pressure on local infrastructure, but the WTW requires upgrading.	0
<b>Population</b>	<b>?</b>	o Housing types are unknown. Community prefer to see smaller 1-2-bedroom homes. LPD policy will require a mix of house types.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space / core paths. o Strategic landscaping could allow for traffic calming, encouraging vehicles to slow down when approaching St Cyrus.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment, but the design of homes should respect the 19 <sup>th</sup> century cottages along the A92.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

<b>Site Ref: KN002 Site North of Invergarry Park, St Cyrus</b>		<b>Proposal: 19 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o In terms of air quality, the development is unlikely to have a negative effect on air quality. o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	<b>-/+</b>	o The WWTW has capacity, but the WTW does not have capacity. An upgrade is required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The site has a water course running the lower part 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 include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. A flood risk assessment may also be required.”	+
<b>Climatic Factors</b>	<b>0</b>	o There would be minimal CO2 emissions from general heating and travel. o Facilities are further away as the only access and egress into the site is from the north. No connection is provided from the south.	0
<b>Soil</b>	<b>-</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land.	-

		<ul style="list-style-type: none"> <li>Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>Unlikely to have a long-term adverse impact on biodiversity, other than from disturbance during construction.</li> <li>The development is not likely to enhance an informal green network north of the A92 as a house if proposed in between it and the SuDS pond.</li> <li>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. If allocated, this would be stated in the settlement statement.</li> </ul>	0
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>The scale and location of the proposal fits well within the landscape.</li> <li>However, the site will be visually prominent from the A92. This could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>The proposal will not lead to any significant pressure on local infrastructure, but the WTW requires upgrading.</li> </ul>	0/-
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>Limited mix of house types proposed resulting in a very limited housing choice for all groups of the population. However, LDP policy requires a mix of house types. Community prefer to see smaller 1-2 bedroom homes.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN004 Site Adjacent to St Cyrus Park (Option 1)</b>		Proposal: 49 homes	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments and mitigation measures</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effects – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>In terms of air quality, the development is unlikely to have a negative effect on air quality.</li> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>The WWTW will have capacity, but the WTW does not have capacity. An upgrade is required.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment will be required.”</li> </ul>	+

<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ There would be minimal CO2 emissions from general heating and travel.</li> <li>○ Pedestrian links to the south allows access to services.</li> <li>○ SE corner at risk from surface water flooding, which could affect homes along the A92. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0/+</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any significant effects on biodiversity.</li> <li>○ Scale of site and the adjacent park allow for enhancement opportunities, but their scale is not specified.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal will have a negative impact on the landscape character and setting of St Cyrus, as it will develop a central open area (approx. over 500m long and 270m wide) that is free from development (contains the park and fields), with St Cyrus to the NE and Lochside to the SW.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use will change, introducing development in this open central area.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ However, the impact could be mitigated by restricting development to the south, next to St Cyrus.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ Could increase pressure on the local C class road network, and WTW requires upgrading.</li> </ul>	-/0
<b>Population</b>	?	<ul style="list-style-type: none"> <li>○ Housing types are unknown. Community prefer to see smaller 1-2-bedroom homes. LDP design policy requires a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Opportunity to enhance existing provision of open space and paths.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Could obstruct St Cyrus Church when viewed from the minor road to the NW of the site and affect its setting.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN014</b>	<b>Land at</b>	<b>Proposal: 30-50 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effects – post mitigation</b>

<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Poor connectivity to services – would have to go through Lochside or towards Ecclesgreig Road.</li> <li>○ However, due to its scale, the development is unlikely to have a negative effect on air quality.</li> </ul>	<b>0</b>
<b>Water</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ The WWTW will have capacity, but the WTW may not have future capacity. An upgrade is required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is includes by a pond and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the pond and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	<b>+</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Due to the scale of the proposal, there would be low CO2 emissions from travel.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land, although it is currently enclosed and used as private ground.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	<b>-</b>
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ The development of this site is likely to have an impact on biodiversity through disturbance to red squirrels that periodically use the site as a habitat. Construction of the site would cause the most disturbance, but development has occurred immediately adjacent in Lochside.</li> <li>○ However, the intention is to retain all the woodland, pond and avoid fragmenting habitats, although trees will have to be removed to allow appropriate road access.</li> <li>○ The duration of effects will vary – construction will be short-medium-term, but disturbance from people and dogs could be longer.</li> <li>○ 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.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development is hidden behind a thick tree belt, so unlikely to have an impact on the landscape.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Creation of a publically accessible wood (albeit a tree belt). However, there is opportunity to enhance what is there, although there is no footpath from St Cyrus to it (pedestrian safety).</li> <li>○ Development will slightly increase pressure on Mearns Academy, which is forecast to be over capacity by 2022.</li> <li>○ Would increase pressure on the local C class road network. Uncertain about possibilities of widening the road – if required and land in separate ownership.</li> <li>○ 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.</li> </ul>	<b>+/-</b>
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>○ House type is unknown.</li> <li>○ However, proposals must accord with the design policies in the LDP. The local community has expressed a need for smaller homes, which would be specified in the settlement statement (e.g. in the vision statement).</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Proposes a new area of open space and paths.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	<b>0</b>

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect
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<b>Site Ref: KN043 Land South of Burnhead Croft, Lochside, St Cyrus</b>		<b>Proposal: 9 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation –</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Poor connectivity to services – would have to go through Lochside or towards Ecclesgreig Road.</li> <li>○ However, due to its scale, the development is unlikely to have a negative effect on air quality.</li> </ul>	0
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WWTW will have capacity, but the WTW may not have future capacity. An upgrade is required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Due to the scale of the proposal, there would be minimal CO<sup>2</sup> emissions from travel and solar heating is proposed.</li> </ul>	0
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any significant effect on biodiversity.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The continued spread of ribbon development towards Ecclesgreig Road will further alter the rural character of the area and would elongate Lochside.</li> <li>○ 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</li> </ul>	-/0
<b>Material Assets</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The proposal could increase pressure on the local minor road network.</li> </ul>	0/-
<b>Population</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ Community prefer to see smaller 1-2 bedroom homes, of which only two homes are proposed to be 2 bedrooms. Rest will be larger detached and semi-detached houses. However, LDP policies require a mix of house types.</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	o Unlikely to have any impact on human health. It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	<b>0</b>	o It will obstruct views of the B listed St Cyrus Church when viewed from the minor road, but it is unlikely to affect the setting of the church.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN065 Land North of Beach Road, St Cyrus</b>		Proposal: 60 homes	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0/-</b>	o Good connectivity to services will encourage more walking. o Due to its scale, it could increase traffic through Inverbervie, which has air quality issues. o However, the impact can be mitigated as St Cyrus is on a bus route.	0
<b>Water</b>	<b>0</b>	o The WWTW will have capacity, but the WTW may not have future capacity. An upgrade is required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
<b>Climatic Factors</b>	<b>0/-</b>	o Due to the scale of the proposal, there will be some CO <sub>2</sub> emissions from travelling, but this is lessened due to the close proximity of local services.	0
<b>Soil</b>	<b>-</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land. o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact on biodiversity, but the former railway line includes species rich grassland. The proposal should avoid development on this area – it could contribute towards the sites open space requirement. o The proposal is less than 500 from local and national natural heritage designations, but the development itself will not impact on them.	0
<b>Landscape</b>	<b>-</b>	o Site is within the south East Coast Special Landscape Area and Coastal Zone. o Large scale development that would further alter the character of the area. However the site is enclosed by development on three sides and would appear to be a logical extension to the settlement. The impact could be mitigated by strategic landscaping, which could be supported by a strong gateway feature off the A92.	0

<b>Material Assets</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ There are several infrastructure constraints associated with the site, namely road access off the A92 and development will slightly increase pressure on Mearns Academy, which is forecast to be over capacity by 2022. This later effect will be long-term.</li> <li>○ 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.</li> <li>○ WTW requires upgrading.</li> <li>○ Could increase pressure on the local C class road network to the SE of the site, if an emergency access is provided.</li> <li>○ Has the potential to enhance the core path network.</li> </ul>	<b>+/-</b>
<b>Population</b>	<b>?</b>	<ul style="list-style-type: none"> <li>○ House type is unknown. However, proposals must accord with the design policies in the LDP and include a mix of house types. Would include up to 15 affordable homes.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Connects with a core path.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It will affect the setting of the B listed St Cyrus Church when viewed from the A92, although this impact will only be noticeable the nearer you are to the village. Site lines in the proposal could mitigate this impact. If the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site. The affects would be long term and permanent.</li> <li>○ Site includes part of dismantled railway line, which is incorporated into the indicative layout.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN134 Land at Highfield, Adjacent to Ecclesgreig Road, St Cyrus</b>		<b>Proposal: 24 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation -</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Due to its scale, the development is unlikely to have a negative effect on air quality.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The WWTW will have capacity, but the WTW may not have future capacity. An upgrade is required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse/name of watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	<b>0</b>

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ Due to the scale of the proposal, there would be minimal CO<sub>2</sub> emissions from travel and solar heating is proposed.</li> <li>○ The development is in an area identified at risk from <i>surface water</i> flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any significant effect on biodiversity.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The proposal is not immediately adjacent to St Cyrus, and the encroachment of houses into the countryside could negatively impact on the rural character. It also increases coalescence between St Cyrus and Lochside that will further alter the rural character of the area.</li> <li>○ 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.</li> </ul>	-/0
<b>Material Assets</b>	0/-	<ul style="list-style-type: none"> <li>○ The proposal could increase pressure on the local minor road network unless the road and the junction at Ecclesgrieg Road is upgraded.</li> </ul>	0/-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Promotes 2 bedrooms homes, which the community support.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any impact on human health. It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ The gently undulating topography and location of the proposal is unlikely to affect Woodside Croft, which is listed on the Sites and Monuments Record.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



## STONEHAVEN

### Preferred sites

Site Ref: KN087 Site OP3, Blue Lodge, Ury Estate, Stonehaven		Proposal: 99 homes (enabling development)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ The bus route could be extended, although there may not be a sufficient turning area in this location.</li> </ul>	-
Water	--	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>○ The site is bisected by a minor watercourse and is adjacent to Cowie Water, and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “Buffer strip will be required adjacent to the minor watercourse and Cowie Water and will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> <li>○ 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Stonehaven has a number of services that will reduce the need to travel long distance.</li> </ul>	-/0
Soil	-/0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Partial loss of prime agricultural land – development has started on this site, but has since stopped.</li> </ul>	-/0
Biodiversity	--	<ul style="list-style-type: none"> <li>○ Part of the development is within ancient woodland, which will disturb wildlife within it. Not clear the extent of the woodland removal, but planning application APP/2012/1617 shows only the trees fronting the A975 will be retained. Compensatory planting has not been explained, and the areas of open space, as shown in the planning application is outwith this bid.</li> <li>○ Planning permission has been granted on this site. However, the landscaped area is outwith this bid.</li> <li>○ Riparian habitat is identified next to Cowie Water.</li> </ul>	--/?

		<ul style="list-style-type: none"> <li>To mitigate these effects, riparian habitat should be avoided. Preference is not to allocate housing on land identified as ancient woodland, despite the granting of planning consent. This will depend on whether development commences prior to LDP adoption.</li> </ul>	
<b>Landscape</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>Site is within a contained landscape that forms part of the former designed landscape of Ury House. There is very little development on the west side of the A90. As such the introduction of development on this site would have a significant visual impact.</li> <li>However, the site is flat, and strategic landscaping/ buffer strip along the Cowie Water tree belt would mitigate its impact.</li> <li>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.</li> </ul>	0/-
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>The scale of development Ury Estate may trigger the need for a primary on the north side of the A90. However, the masterplan for the whole estate does not show this.</li> <li>Restoration and rescue of Ury House will provide social and economic benefits.</li> </ul>	+
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>-</b>	<ul style="list-style-type: none"> <li>Core path will not be affected, but the ancient woodland to the north will be. New area of open space is proposed to the south (wide tree belt).</li> <li>Development within the Health and Safety Executive outer and middle consultation zones. Development on the approved planning application shows no development in the inner consultation zone.</li> </ul>	-
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>The setting of Ury House, which is B listed, could be affected, as the proposal will be viewed in the same vista as Ury House on the Slug Road bridge. However, there is sufficient separation distance and the tree lined valley of Cowie Water help to reduce the site's impact on the setting of Ury House.</li> <li>This proposal could have an adverse cumulative impact given the development that is already permitted west, east and south of Ury House.</li> <li>Proposal has the potential to slightly enhance the former designed landscape, which is listed on the Sites and Monuments Record, if the offsite open space is planted (this has begun).</li> </ul>	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN102 Land at East Lodge (Bid 1), Ury Estate, Stonehaven</b>		<b>Proposal: 212 homes (enabling development as part of OP2)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>

<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site is adjacent to a bus route, which could mitigate effects if access is provided to it. A supermarket has planning permission to the west of OP2.</li> </ul>	-/?
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Not clear where the SUDS would go, especially as the site is on a hill.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>○ 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.</li> <li>○ The site is bisected by a minor watercourse and adjacent to Cowie Water and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourses and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Site is adjacent to a bus route, which could mitigate effects if access is provided to it.</li> </ul>	-/?
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Would lead to the loss of prime agricultural land, but the social, economic and landscape benefits of restoring Ury House outweigh this loss.</li> </ul>	--
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity. Development avoids river valley.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ While the site is located on a hill that is visible from the A90 and other viewpoints, the indicative layout has been designed to take a linear form following the contours of the land, thus minimising the impact from prominent viewpoints within Stonehaven and beyond.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ The scale of development Ury Estate may trigger the need for a primary on the north side of the A90. However, the masterplan for the whole estate does not show this.</li> <li>○ 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.</li> <li>○ Restoration and rescue of Ury House will provide social and economic benefits.</li> </ul>	+

<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ The indicative layout shows a limited mix of house types, which could exclude some groups, although there will be 25% affordable homes.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ New area of open space is proposed to the north (wide tree belt).</li> <li>○ Population within Health and Safety Executive outer and middle consultation zone. However, BP did not object to the planning application.</li> </ul>	+/-
<b>Cultural Heritage</b>	+/-	<ul style="list-style-type: none"> <li>○ The setting of Ury House, which is B listed, could be affected, as the proposal will overlook it. However, its distance and the tree lined valley of Cowie Water help to reduce the site's impact on the setting of Ury House.</li> <li>○ This proposal could have an adverse cumulative impact given the development that is already permitted west, east and south of Ury House.</li> <li>○ Proposal has the potential to enhance the former designed landscape, which is listed on the Sites and Monuments Record.</li> </ul>	+/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN103 Land at East Lodge (Bid 2), Ury Estate, Stonehaven</b>		<b>Proposal: 60 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site is adjacent to a bus route, which could mitigate effects if access is provided to it. A supermarket has planning permission to the west of OP2.</li> </ul>	-/?
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Not clear where the SUDS would go, especially as the site is on a hill.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o The site is bisected by a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development."</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> <li>o Site is adjacent to a bus route, which could mitigate effects if access is provided to it.</li> </ul>	-/?
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>o The proposed development would result in the minor loss of prime agricultural land but the social, economic and landscape benefits of restoring Ury House outweigh this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o While the site is located on a hill that is visible from the A90 and other viewpoints, the indicative layout has been designed to take a linear form following the contours of the land and proposed a substantial area of open space along its northern boundary, thus minimising the impact from prominent viewpoints within Stonehaven and beyond.</li> <li>o 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.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>o The scale of development Ury Estate may trigger the need for a primary on the north side of the A90. However, the masterplan for the whole estate does not show this.</li> <li>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</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o The indicative layout shows a limited mix of house types, which could exclude some groups, although there will be 25% affordable homes.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> </ul>	+
<b>Human Health</b>	+/?	<ul style="list-style-type: none"> <li>o New area of open space is proposed to the north (wide tree belt).</li> <li>o Small number of the population within a Health and Safety Executive outer and middle consultation zone. Open space/road is proposed.</li> </ul>	+/?
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The setting of Ury House, which is B listed, could be affected, as the proposal will overlook it. However, its distance and the tree lined valley of Cowie Water help to reduce the site's impact on the setting of Ury House.</li> <li>o This proposal could have an adverse cumulative impact given the development that is already permitted west, east and south of Ury House.</li> <li>o Proposal has the potential to enhance the former designed landscape, which is listed on the Sites and Monuments Record.</li> </ul>	+/-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN104 Land at Mackie Village (Bid 5), Ury Estate, Stonehaven		Proposal: 130 affordable homes (enabling development as part of OP2)	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective. However, the link road will improve connectivity to Stonehaven's services.</li> <li>○ Site is next to a future bus route, which could mitigate effects if access is provided to it. Adjacent to the site, planning permission is approved for a supermarket.</li> </ul>	-/0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Not clear where the SUDS would go, especially as the site flat and adjacent to Cowie Water.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>○ 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.</li> <li>○ The site is adjacent to a watercourse Cowie Water and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to Cowie Water and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Site is next to a future bus route, which could mitigate effects if access is provided to it.</li> <li>○ However, the link road will improve connectivity to Stonehaven's services.</li> </ul>	0
Soil	0/?	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Could remove contaminated soil from landfill, but this is unknown.</li> </ul>	0/?
Biodiversity	0	<ul style="list-style-type: none"> <li>○ NESBReC notes the presence of badgers in the area when commenting on the pending planning application APP/2018/0121. Land is currently a field.</li> <li>○ Minimum open space provision, so unlikely to significantly improve biodiversity.</li> </ul>	0

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ Site is within a contained landscape that forms part of the former designed landscape of Ury House. There is very little development on the west side of the A90. As such the introduction of development on this site would have a significant visual impact.</li> <li>○ However, the site is flat, is only prominent from parts of the A90, and strategic landscaping along the A90 from the Cowie Water tree belt would mitigate its impact.</li> <li>○ 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.</li> </ul>	0
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>○ The scale of development Ury Estate may trigger the need for a primary on the north side of the A90. However, the masterplan for the whole estate does not show this.</li> <li>○ 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</li> <li>○ Restoration and rescue of Ury House will provide social and economic benefits.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	-/?	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact, but the site is next to the proposed location of a supermarket.</li> <li>○ Half of the site is within a Health and Safety Executive middle and outer consultation zone. HSE have previously supported low density development (up to 40dph). This proposal is close to that figure. Health and Safety Executive have not objected to the pending planning application on part of this site (APP/2018/0121).</li> </ul>	-/?
<b>Cultural Heritage</b>	+/--	<ul style="list-style-type: none"> <li>○ The setting of Ury House, which is B listed, could be affected, but its distance and the small tree lined valley of Cowie Water will help to reduce the site's impact on the setting of Ury House.</li> <li>○ This proposal could have an adverse cumulative impact given the development that is already permitted west, east and south of Ury House.</li> <li>○ Proposal has the potential to enhance the former designed landscape, which is listed on the Sites and Monuments Record.</li> </ul>	+/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Alternative Sites

Site Ref: KN016 Land Adjacent to Baille Na Choile Coach House, Stonehaven		Proposal: 5 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for Stonehaven, but not sure if there is connection to this site.</li> <li>○ Not clear where the SUDS would go, especially as there is a surface water issue in the NE corner.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>○ 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.</li> </ul>	0/-
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The location of the site and lack of public bus service will increase travel requirements (the need to travel long distances to services) and increased emissions, but the scale of the site will mean the impact is insignificant.</li> <li>○ Part of the site found to be at risk from surface water flooding, which could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required. The indicative plan shows part of this area as open space.</li> </ul>	0/-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Private grounds, but open space is proposed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ Introduces houses in an enclosed rural landscape. The proposal does not link well with existing buildings and because of the suburban character of the development, it would appear out of place in its setting.</li> <li>○ 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.</li> </ul>	0/-
Material Assets	-	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ The indicative layout shows a limited mix of house types, which would exclude some groups, and no affordable homes are proposed. However, proposals must accord with the housing and design policies in the LDP.</li> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	+0



<b>Human Health</b>	--	<ul style="list-style-type: none"> <li>○ New area of open space is proposed to the north with a path.</li> <li>○ Development within the Health and Safety Executive inner consultation zone.</li> </ul>	--
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The setting of the B listed Ury House and C listed Coach House would be affected, as the proposal will sit in open countryside, and while there will be a new car park and development within the walled garden associated with the new hotel, they have a more formal layout. The houses are proposed in an organic manner that have a more suburban character. Mitigation measures are unlikely to resolve this unless the design and layout complement the listed buildings.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN032 Land at Braehead, Stonehaven		Proposal: 400 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site next to a bus route, which would be incorporated into the development.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (high) is good, but Carron Water is categorised as poor.</li> <li>○ The site includes a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development.”</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to the town centre, it could have a bus route through it.</li> <li>○ Small part near the cliff edge is at risk from surface water flooding. Impacts downstream will need to be addressed as part of a Flood Impact Assessment.</li> <li>○ Use of renewables is unknown.</li> </ul>	?
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	--

		<ul style="list-style-type: none"> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Proposal could disturb nearby nature conservation sites – LNCS and a SPA from recreation.</li> <li>○ New open space proposed next to the green network.</li> </ul>	<b>+/-</b>
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ This is a large development that would further alter the character of the area on the periphery of Stonehaven. It follows the contours of the hill, but the development would be visually prominent from multiple places.</li> <li>○ Although given that over a long term, what gets developed becomes part of the landscape, the effects are still likely to have medium-term effects, even if the houses are set back.</li> </ul>	<b>--</b>
<b>Material Assets</b>	<b>-/+</b>	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ 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.</li> <li>○ A reserved primary school on site P9 is not supported by the Council's Education Service.</li> <li>○ New distributor road to Dunottar Castle for vehicles, replacing Bervie Braes.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It could enhance the green network and open space in an area previously inaccessible.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ Overlooks Stonehaven conservation Area and its setting could be affected, although strategic landscaping (trees?) are proposed and the indicative layout shows the side gables of houses facing the harbour.</li> <li>○ Adjacent is the B listed Green Den, but it is surrounded by trees.</li> <li>○ Development will encroach further towards the C listed Blackhill War Memorial, and affect views to and from it. However, the proposal includes lines of no development to retain a visual connection.</li> <li>○ Dunottar Castle is unlikely to be affected as development is concentrated towards the western half of the site.</li> </ul>	<b>--</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN050 Land at Mains of Cowie (Mixed Use), Stonehaven		Proposal: Mixed use: 250 homes, 4000m2 food retail and primary school	
SEA Topics	Effect	Comments	Effect post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	-
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site next to a bus route – not sure how accessible it would be for busses to get up the hill.</li> </ul>	-
Water	--	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Swales and other measures proposed.</li> <li>○ Land around the steading is at risk from surface water flooding.</li> <li>○ The site is bisected by watercourses and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to the ditches and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is good.</li> <li>○ 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.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to the town centre, it could have a bus route through it.</li> <li>○ Use of renewables is unknown.</li> </ul>	0/-
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
Biodiversity	+	<ul style="list-style-type: none"> <li>○ Proposal should not affect nearby nature conservation sites.</li> <li>○ New open space proposed along the norther, upper part of the site, which could expand the adjacent green network.</li> </ul>	+
Landscape	-/?	<ul style="list-style-type: none"> <li>○ Is within the South East Aberdeenshire Coast Special Landscape Area.</li> <li>○ This is a large development that would further alter the character of the area on the periphery of Stonehaven. However, development is proposed on the flattest part of the site, is a logical location for development, and strategic landscaping and appropriate design can mitigate its impact.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>o 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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o Dunnottar Primary School is at overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school. This will be a temporary issue.</li> <li>o A new primary school is proposed, but this has not been discussed with the Council's Education Service and may not be a preferred option.</li> <li>o Provision of community uses through reuse of farmhouse and steading.</li> </ul>	+/-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> <li>o Employment opportunities with the school and supermarket.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It could enhance the green network and open space in an area previously inaccessible.</li> <li>o However, the indicative layout could be improved by having a peripheral (circular) route of open space for people to walk, especially along the western edge, as this site would have excellent views across the coastline, and would be a popular walking route.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The B listed Cowie House and its offices are screen by trees, so is unlikely to be affected.</li> <li>o The impact could be mitigated if the design and mass of the proposed houses respect the dimensions of the C listed Mains of Cowie farmhouse and steading, they should not affect their setting. If the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> <li>o The scheduled monuments of Castle of Cowie and St Mary's Church are unlikely to be affected as development is concentrated towards the western half of the site and does not go beyond Cowie House.</li> </ul>	-/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN051 Land at Mains of Cowie (Residential), Stonehaven</b>		<b>Proposal: Mixed use: 350 homes and primary school</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>o Site next to a bus route – not sure how accessible it would be for busses to get up the hill.</li> </ul>	-
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o The WWTW / WTW has capacity for this area.</li> <li>o Swales and other measures proposed.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Land around the steading is at risk from surface water flooding.</li> <li>○ The site is bisected by watercourses and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to the ditches and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is good.</li> <li>○ 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.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to the town centre, it could have a bus route through it.</li> <li>○ Use of renewables is unknown.</li> </ul>	0/-
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ Proposal should not affect nearby nature conservation sites.</li> <li>○ New open space proposed along the norther, upper part of the site, which could expand the adjacent green network.</li> </ul>	+
<b>Landscape</b>	-/?	<ul style="list-style-type: none"> <li>○ Is within the South East Aberdeenshire Coast Special Landscape Area.</li> <li>○ This is a large development that would further alter the character of the area on the periphery of Stonehaven. However, development is proposed on the flattest part of the site, is a logical location for development, and strategic landscaping and appropriate design can mitigate its impact.</li> <li>○ 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.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is at overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school. This will be a temporary issue.</li> <li>○ A new primary school is proposed, but this has not been discussed with the Council's Education Service and may not be a preferred option.</li> <li>○ Provision of community uses through reuse of farmhouse and steading.</li> </ul>	+/-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> <li>○ Employment opportunities with the school.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It could enhance the green network and open space in an area previously inaccessible.</li> <li>○ However, the indicative layout could be improved by having a peripheral (circular) route of open space for people to walk, especially along the western edge, as this site would have excellent views across the coastline, and would be a popular walking route.</li> </ul>	+

<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The B listed Cowie House and its offices are screen by trees, so is unlikely to be affected.</li> <li>○ The impact could be mitigated if the design and mass of the proposed houses respect the dimensions of the C listed Mains of Cowie farmhouse and steading, they should not affect their setting. If the site is allocated, the proposed mitigation measure(s) would be stated as part of the development requirements for the site.</li> <li>○ The scheduled monuments of Castle of Cowie and St Mary's Church are unlikely to be affected as development is concentrated towards the western half of the site and does not go beyond Cowie House.</li> </ul>	-/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: KN068 Land at Beattie's Hill, Stonehaven		Proposal: 20-25 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> </ul>	0
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW and WTW capacity for this site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The lower part of the site is at risk from surface water flooding. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0
<b>Soil</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ Would include the loss of a small area of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	0/-
<b>Biodiversity</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact if existing tree belt is maintained. If allocated, the settlement statement for the site will ensure the retention of this tree belt.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will encroach into the countryside and elongate the settlement. As such, the scale and location of the proposal will have a negative impact on the landscape character.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ 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.</li> </ul>	-

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is at overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school to Mill O'Forest PS, which does have capacity.</li> <li>○ 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.</li> </ul>	0/-
<b>Population</b>	+/-	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed, and size is unknown. However, LDP policy requires a mix of house types. 5-6 homes will be affordable.</li> <li>○ The site is around 400m from Spurryhillock Industrial Estate.</li> </ul>	+/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Development within the Health and Safety Executive outer and middle consultation zones.</li> </ul>	-
<b>Cultural Heritage</b>	-/?	<ul style="list-style-type: none"> <li>○ Could impact on the setting of Kirkton of Fetteresso Conservation Area and the scheduled St Ciaran's Church, Fetteresso. Could be mitigated by strategic landscaping and setting the houses away from the skyline.</li> <li>○ Archaeological remains have been found on the site (Cists), but they may have been lost from historic gravel extraction.</li> <li>○ Further assessments would be required, and these issues would be stated in the settlement statement if the site is allocated.</li> </ul>	-/?
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN076 Land at East Newtonleys, East of A957, Stonehaven</b>		<b>Proposal: 100 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site next to a bus route.</li> </ul>	0/-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is WWTW capacity for this area, but additional water treatment works are required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is high, but Carron Water is categorised as poor.</li> <li>○ 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.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ To mitigate effects, surface water runoff from the area flows naturally to the Glasslaw Burn, which could be attenuated and some flows directed eastwards to the coast.</li> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting.”</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to a bus route. However, the twisty steep road may make journeys on foot less attractive.</li> <li>○ Use of renewables is unknown.</li> </ul>	-/0
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ Scale of development is unlikely to disturb nearby nature conservation sites – LNCS and Fowlsheugh Special Protection Area.</li> <li>○ Ancient woodland to be part of the open space of the site. Footpaths would need to be provided.</li> <li>○ Biodiversity enhancement measures proposed.</li> </ul>	+
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ This is a moderately large development that would further alter the character of the area on the periphery of Stonehaven. Although the site is partially contained by tree belts and ancient woodland, it would still be visually prominent from multiple places, could appear to elongate the existing developed area at Braehead, and would appear detached from Stonehaven and out of place in its setting.</li> <li>○ 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.</li> </ul>	--
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There is no WTW capacity for this area. In light of the delay to provide water to employment sites OP5 and BUS2 in the LDP, it is uncertain if this to be provided.</li> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ Locating the replacement Dunnottar Primary School on site P9 is not supported by the Council’s Education Service.</li> <li>○ 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.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> <li>○ Located next to allocated employment sites, reducing the need to travel for work – however these sites are not yet built.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ Proposes new area of open space and links to core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health</li> <li>○ 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.</li> </ul>	+/-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Development will encroach further towards the C listed Blackhill War Memorial, but it is unlikely to affect views to and from it.</li> </ul>	0



		o Dunnottar Castle is unlikely to be adversely affected as development is on the otherside of the tree belt and ridge.	
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN077 Land at East Newtonleys, Between A957 and Boggartyhead, Stonehaven</b>		<b>Proposal: 400 homes, primary school and retail (200sqm)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	o In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective. o Site next to a bus route.	-/0
<b>Water</b>	--	o There is WWTW capacity for this area, but additional water treatment works are required. The scale of this proposal could provide the critical mass to justify upgrading the existing WTW. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is high, but Carron Water is categorised as poor. 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 To mitigate effects, surface water runoff from the area flows naturally to the Glasslaw Burn, which could be attenuated and some flows directed eastwards to the coast. o The site contains several watercourses (ditches) and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment will be required”	0/?
<b>Climatic Factors</b>	-	o The scale of development would increase emissions, but the overall affect is reduced as the site is close to the town centre, it could have a bus route through it. o Use of renewables is unknown.	-/0
<b>Soil</b>	--	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the significant loss of prime agricultural land.	--

		<ul style="list-style-type: none"> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	
<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Proposal could disturb nearby nature conservation sites – LNCS and a Fowlsheugh Special Protection Area from recreation/ disturbance from increased visitors.</li> <li>○ Ancient woodland to be part of the open space of the site. Footpaths would need to be provided.</li> <li>○ New open space proposed, but the indicative plans shows they would not be connected. It could be improved with wildlife links across the A975 to Dunnottar Woods.</li> </ul>	<b>+/?</b>
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The eastern half of the site is within the South East Coast Special Landscape Area.</li> <li>○ This is a large development that would further alter the character of the area on the periphery of Stonehaven. It would be visually prominent from multiple places, and would appear detached from Stonehaven and out of place in its setting.</li> <li>○ 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.</li> </ul>	<b>--</b>
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ There is no WTW capacity for this area. Provision of water infrastructure to employment sites OP5 and BUS2 has been delayed, but this proposal could provide the critical mass to justify its upgrade.</li> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ The replacement Dunnottar Primary School on site P9 (within this bid) is not supported by the Council's Education Service.</li> <li>○ 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.</li> </ul>	<b>0/?</b>
<b>Population</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> <li>○ Located next to allocated employment sites, reducing the need to travel for work – however these sites are not yet built.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Proposes new area of open space and links to core paths.</li> <li>○ 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.</li> <li>○ Poor air quality is likely to have long-term on effect on human health, but to mitigate effects, the bus route would be redirected through the development.</li> </ul>	<b>+/-</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development will encroach further towards the C listed Blackhill War Memorial, but it is unlikely to affect views to and from it.</li> <li>○ Dunnottar Castle is unlikely to be adversely affected as development is on the otherside of the tree belt and ridge.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN078 South of Braehead, East of A957, Stonehaven		Proposal: 100 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site next to a bus route.</li> </ul>	0/-
Water	-	<ul style="list-style-type: none"> <li>○ There is WWTW capacity for this area, but additional water treatment works are required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is high, but Carron Water is categorised as poor.</li> <li>○ 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.</li> <li>○ To mitigate effects, surface water runoff from the area flows naturally to the Glasslaw Burn, which could be attenuated and some flows directed eastwards to the coast.</li> <li>○ The site is bisected and adjacent to watercourses (ditches) and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may be required.”</li> </ul>	0/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to a bus route. However, the twisty steep road may make journeys on foot less attractive.</li> <li>○ Use of renewables is unknown.</li> </ul>	-/0
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
Biodiversity	+	<ul style="list-style-type: none"> <li>○ Scale of development is unlikely to disturb nearby nature conservation sites – LNCS and Fowlsheugh Special Protection Area.</li> <li>○ Biodiversity enhancement measures proposed.</li> </ul>	+
Landscape	--	<ul style="list-style-type: none"> <li>○ This is a moderately large development that would further alter the character of the area on the periphery of Stonehaven. Although open space is proposed to the east to mitigate any impact on the Special Landscape Area, it would be visually</li> </ul>	--

		<p>prominent from multiple places, would elongate the existing developed area at Braehead, and would appear detached from Stonehaven and out of place in its setting.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There is no WTW capacity for this area. In light of the delay to provide water to employment sites OP5 and BUS2 in the LDP, it is uncertain if this to be provided.</li> <li>o Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>o Locating the replacement Dunnottar Primary School on site P9 is not supported by the Council's Education Service.</li> <li>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.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types are proposed resulting in a housing choice for all groups of the population.</li> <li>o Located next to allocated employment sites, reducing the need to travel for work – however these sites are not yet built.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>o Proposes new area of open space and links to core paths.</li> <li>o Poor air quality is likely to have long-term on effect on human health</li> <li>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.</li> </ul>	+/-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Development will encroach towards the C listed Blackhill War Memorial, but it is unlikely to affect views to and from it.</li> <li>o Dunnottar Castle is unlikely to be adversely affected as development is on the otherside of the tree belt and ridge.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN080 Site OP1, Carron Den Road, Stonehaven</b>		<b>Proposal: Increase allocation OP1 from 110 to 155 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>o An Air Quality Assessment deemed the planning application for 142 homes on the site acceptable.</li> <li>o Mitigate by providing a bus stop nearer to the site.</li> </ul>	0/-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WWTW and WTW have capacity for this site.</li> <li>o The lower part of the site is at risk from flooding. This is proposed as open space and SEPA approved the FRA for planning application APP/2016/1986 for 142 homes (allowed at appeal pending s75 Agreement by December 2018).</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of Carron Water is categorised as poor.</li> <li>○ The site is adjacent to Carron Water and mitigation measures would be required, which would be stated as part of the development requirements for the site (e.g. a buffer strip).</li> </ul>	
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site will have a bus stop close to it, and through more pedestrian links</li> <li>○ Air source heat pumps and solar PV proposed.</li> <li>○ Part of the development is in an area identified at risk from fluvial flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and could form part of the open space provision. This is proposed in the approved planning applications.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Development is unlikely to disturb nature conservation sites. Dunnottar Woods is already popular with people.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ Isolated infill site that is contained by trees, woods and the Carron Water.</li> <li>○ It is a logical location for development and would not impact on the setting of the town.</li> <li>○ Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ However, the proposer notes that this area has been re-zoned to Mill O'Forest PS, which does have capacity.</li> <li>○ Improved access to Dunnottar Woods via a foot bridge to the south of the site.</li> <li>○ 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.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Mix of house types proposed.</li> <li>○ The site is in close proximity to services.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ Proposes new area of open space and links to core paths.</li> <li>○ Poor air quality is likely to have long-term on effect on human health. Impact can be mitigated (see above).</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the listed buildings around Dunnottar, as there is a significant visual separation between created by the burn, the woodland, and the distance between the edge of the development and the setting of these buildings.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: KN081 Land South of Braehead, Adjacent to A975, Stonehaven		Proposal: 50 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>○ Site next to a bus route.</li> </ul>	0/-
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW and WTW capacity for this site.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of Carron Water is categorised as poor.</li> <li>○ 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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The scale of development would increase emissions, but the overall affect is reduced as the site is close to a bus route. However, the twisty steep road may make journeys on foot less attractive.</li> <li>○ Part of the site is at risk form surface water flooding. To mitigate effects, a SuDS pond is proposed.</li> <li>○ Use of renewables is unknown.</li> </ul>	0/-
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Scale of development is unlikely to disturb nearby nature conservation sites.</li> <li>○ Small scale biodiversity enhancement measures proposed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ This development encroaches further into the countryside, opposite the former landscape of Dunnottar Woods, and would further alter the rural character of this area. Although the site is partially screen by ancient woodland from Stonehaven, it would still be visually prominent from multiple places, could appear to elongate the existing developed area at Braehead, and impact on the setting of the town.</li> <li>○ 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.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>○ However, the proposer notes that this area has been re-zoned to Mill O'Forest PS, which does have capacity.</li> <li>○ The replacement Dunnottar Primary School on site P9 is not supported by the Council's Education Service, and will be removed from the Plan.</li> </ul>	0

		<ul style="list-style-type: none"> <li>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.</li> </ul>	
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o Limited mix of house types proposed, 3-5 bedroom with affordable housing, their size is unknown.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types</li> <li>o The site could take advantage of the being less than 1km from the town centre and within 400m of the allocated employment sites, reducing the need to travel for work – however these employment sites are not yet built, and access to the town is by a twisty steep road.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Proposes new area of open space and links to core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Development is opposite the former Dunnottar house designed landscape and could impact on its setting. However, the proposed layout could mitigate this impact, as the houses are proposed to be set back from the A975 where the woodland opens up to a field. Strategic landscaping could also mitigate its impact.</li> <li>o The B listed Dunnottar House is surrounded by trees and is unlikely to be affected.</li> </ul>	-/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: KN086 Site at North Lodge, Ury Estate, Stonehaven		Proposal: 150 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
<b>Air</b>	-	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have long-term negative effect on air quality, particularly in towns like Stonehaven, where air quality is approaching the EU objective.</li> <li>o Site is adjacent to a bus route, which could mitigate effects if access is provided to it.</li> </ul>	-/0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o The WWTW / WTW has capacity for this area.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>o The proposed development on a greenfield site is near a watercourse (Cowie Water) where the water quality is classified as good.</li> <li>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.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> </ul>	-/0

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through significant tree planting and open space to the south.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal near the summit of a south facing slope, will have a negative impact on the landscape character when view from prominent viewpoints and around Stonehaven.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ This is a large development on a prominent location north of Stonehaven. The linear layout and tree planting to the south could mitigate its effects, but the development would appear detached and have a detrimental landscape and visual impact.</li> <li>○ Therefore, due to the scale and location of the proposed development, mitigation measures are unlikely to be able to reduce the potential impact on the landscape.</li> </ul>	<b>-</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access off the B979 and education provision at Dunnottar Primary School, which is overcapacity. These will have a <i>temporary effect</i>.</li> <li>○ 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.</li> <li>○ Re-zoning may be an option to an alternative school.</li> <li>○ The scale of development at Ury Estate may trigger the need for a primary on the north side of the A90 in the long term. However, the masterplan for the whole estate does not show this.</li> </ul>	<b>-/?</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types are proposed, which could exclude some groups, but proposals must accord with the design policies in the LDP and include a mix of house types and 25% will be affordable homes.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ New area of open space is proposed, although it's not clear when it will be delivered.</li> <li>○ Poor air quality is likely to have long-term on effect on human health.</li> </ul>	<b>+/-</b>
<b>Cultural Heritage</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ The setting of Ury House, which is B listed, could be affected, as the proposal will overlook the site, although this impact would be reduced as a result of its distance from Ury House and existing and proposed tree planting.</li> <li>○ Proposal has the potential to enhance the former Ury House designed landscape, which is listed on the Sites and Monuments Record, through tree planting to the south.</li> <li>○ Nonetheless, this proposal could have an adverse cumulative impact with the development that is already permitted west, east and south of Ury House.</li> </ul>	<b>+/-</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Site Ref: KN108 Land East and West of Mains of Dunnottar, Stonehaven		Proposal: Visitor centre (approx. 140m <sup>2</sup> retail, 50m <sup>2</sup> reception, 25m <sup>2</sup> exhibition space and 300m <sup>2</sup> café), car park and 10 homes (enabling development)	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have long-term negative effect on air quality.</li> <li>○ Site near to a bus route.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The no WWTW capacity for this area. Private facilities to be used.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (coastal) is high, but Carron Water is categorised as poor.</li> <li>○ 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.</li> <li>○ The site is adjacent to a minor watercourse and a buffer strip, ponds or soakaways would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip, ponds or soakaways will be required adjacent to the watercourse and should be integrated as positive feature of the development.”</li> </ul>	0
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>○ The development is adjacent to an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Any risk could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> <li>○ The scale of development would not increase emissions, but the site is distant from services.</li> <li>○ Use of renewables is unknown.</li> </ul>	0
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed housing development would result in the significant loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Scale of development is unlikely to disturb nearby nature conservation sites – LNCS and Fowlsheugh Special Protection Area.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The site is located within the South East Aberdeenshire Coast Special Landscape Area; the scale and location of the houses is out of keeping with this area and will have a negative impact on the landscape character. The effect is likely to be long-term.</li> <li>○ The landscape experience is likely to change as a result of the houses proposed - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>○ Whilst mitigation in the form of a tree belt would soften the development into the landscape, the area is characterised by single properties and the proposed homes would not be in keeping.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o The effect of the visitor centre would be minimum. It is in a logical location, and relates well to the existing building and farm opposite.</li> </ul>	
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school. Development unlikely to have an adverse impact.</li> <li>o A reserved primary school on site P9 is not supported by the Council's Education Service.</li> <li>o Provision of a visitor centre and café will enhance visitor experience of the Dunnottar Castle.</li> </ul>	<b>+</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o No mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>o Located near to allocated employment sites, reducing the need to travel for work – however these sites are not yet built.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>+/?</b>	<ul style="list-style-type: none"> <li>o Proposes to improve core paths, although this is not part of the bid, and how this would be delivered is unknown.</li> </ul>	<b>+/?</b>
<b>Cultural Heritage</b>	<b>--/?</b>	<ul style="list-style-type: none"> <li>o Effects on the setting of Dunnottar Castle are likely, but unlikely to be adverse if the visitor centre is unobtrusive.</li> <li>o However, the visitor centre and car park are proposed on land listed in the sites and Monument Record for crop marks.</li> <li>o To mitigate effects a landscape and visual impact assessment will be required.</li> </ul>	<b>--/?</b>
<b>Key</b>	<p>+ = positive effect   ++ = significant positive effect  - = negative effect   -- = significant negative effect  0 = neutral effect   ? = uncertain effect</p>		

<b>Site Ref: KN112 Site North of The Views, Gallaton, Stonehaven</b>		<b>Proposal: 2 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	<b>0</b>
<b>Water</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The WWTW capacity is not available for this area, however small scale private drainage systems are acceptable.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. 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.</li> <li>o The site is adjacent to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	<b>0</b>

<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may be required.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The site is located within the South East Aberdeenshire Coast Special Landscape Area and whilst it is of a small scale, the cumulative impact of development on the landscape character would be significant.</li> <li>○ Mitigation such as tree planting would impact on the open character of the SLA.</li> </ul>	--
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only detached houses are proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN113 Site South of The Views, Gallaton, Stonehaven</b>		<b>Proposal: 1 home</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW capacity is not available for this area, however small scale private drainage systems are acceptable.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. The effect</li> </ul>	0

		<p>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> <ul style="list-style-type: none"> <li>○ The site is adjacent to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse and should be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>○ The development is in an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation. Or, this could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may be required.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the minor loss of prime agricultural land however this area of land is not likely to be suitable for farming due to its location.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ The site is located within the South East Aberdeenshire Coast Special Landscape Area and whilst it is of a small scale, the cumulative impact of development on the landscape character would be notable.</li> <li>○ Mitigation through additional planting alongside existing tree belts would lessen the impact.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ Potential for negative cumulative effects on the variety of house types, as only a single detached home is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Site listed on the Sites and Monuments Record as a farmstead. No development is on the site and a tree belt partially screens the site.</li> <li>○ Unlikely to have any effects on the historic environment as the Gallaton archaeological site was recorded prior to adjacent development.</li> </ul>	0
<b>Key</b>	<p>+ = positive effect   ++ = significant positive effect  - = negative effect   -- = significant negative effect  0 = neutral effect   ? = uncertain effect</p>		

Site Ref: KN115 Land at New Mains of Ury (Retail), Stonehaven		Proposal: Class 1 Retail – 2,787 m2 (30,000FT2)	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the nature and location of the development would encourage car journeys means that the proposal is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective.</li> <li>○ This effect would be mitigated as the site is located off the A90, therefore not all journeys need to go through the centre of Stonehaven.</li> <li>○ A bus stop closer to the site would increase footfall.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ Use of renewable energy to heat and power the building is unknown.</li> <li>○ The location and nature of the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel by car) and increased emissions.</li> </ul>	-
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Site is partially used for the construction of the AWPR, and as such, the proposal is unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ This is a moderately large development that would further alter the character of the area on the periphery of Stonehaven. However the site is flat, immediately adjacent to existing housing, the supermarket would be built next to the A90, and would appear to be a logical location with minimal visual impact.</li> <li>○ 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.</li> </ul>	0
Material Assets	+	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure, and would provide a supermarket for the area.</li> </ul>	+
Population	+	<ul style="list-style-type: none"> <li>○ Employment opportunity in the town and is close to residential areas.</li> </ul>	0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
Cultural Heritage	-	<ul style="list-style-type: none"> <li>○ The development will have negative effect on the New Mains of Ury farmstead. Whilst the site would be lost to the development, record taking would be appropriate mitigation.</li> </ul>	0
+ = positive effect    ++ = significant positive effect			

<b>Key</b>	- = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect
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<b>Site Ref: KN116 Land at New Mains of Ury (Residential), Stonehaven</b>		<b>Proposal: 32 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ In terms of air quality, the proposal is unlikely to have a negative impact.	0
<b>Water</b>	<b>0</b>	○ The WWTW / WTW has capacity for this area. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
<b>Climatic Factors</b>	<b>-</b>	○ Use of renewable energy to heat and power the buildings are unknown. ○ The location and nature of the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel by car) and increased emissions.	-
<b>Soil</b>	<b>-</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. ○ The proposed development would result in the loss of prime agricultural land. ○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	<b>0</b>	○ Site is partially used for the construction of the AWPR, and as such, the proposal is unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	<b>0</b>	○ This is a moderately large development that would further alter the character of the area on the periphery of Stonehaven. However the site is flat, immediately adjacent to existing housing, the supermarket would be built next to the A90, and would appear to be a logical location with minimal visual impact. ○ 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.	0
<b>Material Assets</b>	<b>-</b>	○ Duntottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school. ○ Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the settlement statement will specify how to mitigate against these effects	0
<b>Population</b>	<b>-</b>	○ No mix of house types are proposed which could exclude some groups, although there will be 25% affordable homes.	+/0

		o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).	
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space / core paths.	0
<b>Cultural Heritage</b>	-	o The development will have negative effect on the New Mains of Ury farmstead. Whilst the site would be lost to the development, record taking would be appropriate mitigation.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN117 Land at New Mains of Ury (Retail), Stonehaven</b>		<b>Proposal:</b> Employment land (Class 4 business and office: 325m2, Class 5 general industrial: 743m2 and Class 6 storage and distribution: 2,601m2)	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	o In terms of air quality, the nature and location of the development would encourage car journeys means that the proposal is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. o A bus stop closer to the site would further improve this proposal.	0
<b>Water</b>	<b>0</b>	o The WWTW / WTW has capacity for this area. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	0
<b>Climatic Factors</b>	-	o Use of renewable energy to heat and power the building is unknown. o The location and nature of the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel by car) and increased emissions.	-
<b>Soil</b>	-	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land. o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	<b>0</b>	o Site is partially used for the construction of the AWPR, and as such, the proposal is unlikely to have a long-term adverse impact on biodiversity.	0

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ This is a moderately large development that would further alter the character of the area on the periphery of Stonehaven. However the site is flat, immediately adjacent to existing housing, the supermarket would be built next to the A90, and would appear to be a logical location with minimal visual impact.</li> <li>○ 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.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure, and would provide jobs for the area.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Employment opportunity in the town and is close to residential areas.</li> </ul>	<b>0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The development will have negative effect on the New Mains of Ury farmstead. Whilst the site would be lost to the development, record taking would be appropriate mitigation.</li> </ul>	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN118 Land East of East Lodge, New Mains of Ury, Stonehaven</b>		<b>Proposal: Hotel and Restaurant</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the nature and location of the development would encourage car journeys means that the proposal is likely to have long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective.</li> <li>○ This effect would be mitigated as the site is located off the A90, therefore not all journeys need to go through the centre of Stonehaven.</li> <li>○ However, the proposal is also likely to be seeking passing trade.</li> <li>○ A bus stop closer to the site would increase footfall.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Use of renewable energy to heat and power the building is unknown.</li> </ul>	<b>0</b>



		<ul style="list-style-type: none"> <li>○ The location and nature of the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel by car) and increased emissions. However, the proposal would also be seeking passing trade, which would reduce its potential effect.</li> </ul>	
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ This is a small-scale development, but its location north of the B979 that would further alter the character of the area. However the site is relatively flat, is set against a backdrop of trees along the Polbare Belt, is adjacent to existing buildings and would not extend beyond the current building line, and would appear to be a logical location for passing trade at the A90 and AWPR interchange. The impact could be mitigated by limiting the height of the buildings and strategic landscaping.</li> <li>○ 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.</li> </ul>	0/-
<b>Material Assets</b>	+/?	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure, and would provide a hotel and restaurant in the area.</li> <li>○ Uncertain if the B979 road will need to be upgraded in the future for adjacent developments given that the site is on a tight bend. This proposal could prevent that upgrade.</li> </ul>	+/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Employment opportunity in the town and is close to residential areas.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Due to its small scale, the development is unlikely to have any effects on the tree belt known as Polbare Belt, which is on the Sites and Monuments Record as being part of the former design landscape for Ury House.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN119 Land East of Megray Burn, New Mains of Ury, Stonehaven		Proposal: Roadside Services comprising Petrol Filling Station and ancillary class 1 (retail) and class 3 (food and drink) uses.	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	-	<ul style="list-style-type: none"> <li>○ Impact on air quality should be low, as the development is seeking passing trade.</li> <li>○ However, the drive thru element could encourage car journeys, although because of its location, not all journeys need to go through the centre of Stonehaven, which has air quality issues.</li> <li>○ A bus stop closer to the site would increase footfall.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW has capacity for this area.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is adjacent to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Megray Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
Climatic Factors	-/?	<ul style="list-style-type: none"> <li>○ Use of renewable energy to heat and power the building is unknown.</li> <li>○ The location and nature of the development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel by car) and increased emissions. However, the proposal would also be seeking passing trade, which would reduce its potential effect.</li> <li>○ However, the food and drink element could attract locals, although these journeys would be short given the availability of fast food outlets in Stonehaven.</li> <li>○ The development is adjacent to an area identified at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. Any risk could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0/?
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ This is a small-scale development, but its location north of the A90/ AWPR interchange would introduce development where there is very little, and further alter the character of the area. However the site is small, is right next to the interchange and would appear to be a logical location for passing trade. The impact could be mitigated by strategic landscaping.</li> </ul>	0/-

		o 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.	
<b>Material Assets</b>	<b>+</b>	o The proposal will not lead to any significant pressure on local infrastructure, and would provide roadside services in the area.	<b>+</b>
<b>Population</b>	<b>+</b>	o Employment opportunity in the town and is close to residential areas.	<b>0</b>
<b>Human Health</b>	<b>0</b>	o It would not result in loss of open space / core paths.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN120 Mill of Forest (Site for 250 Units), Land at Toucks, Stonehaven</b>		<b>Proposal: 250 homes and local retail/commercial/service facilities</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	-	o 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. o Effects could be mitigated if the Stonehaven bus service could be extended to this site, although for the scale of development this is probably unlikely.	-
<b>Water</b>	-	o The WTW capacity for this site is unknown, but it will have to connect to the public network. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of Carron Water is categorised as poor, but SuDS ponds are proposed adjacent to Toucks Burn, which feeds into the Carron Water. o The site includes to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Toucks burn and associated drains and should be integrated as positive feature of the development. A flood risk assessment may also be required.”	0
<b>Climatic Factors</b>	-/?	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services across the A90) and increased emissions. o Effects could be mitigated if the Stonehaven bus could be extended to this site.	-/?

		<ul style="list-style-type: none"> <li>o The site is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Any risk could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>o Would result in the loss of ancient woodland, which forms part of the green network. This is to be replaced by strategic landscaping along the A90, Toucks Burn and the southern distributor road. However, these are marginal in scale and the proposal does not include a dedicated area of woodland.</li> <li>o This displacement is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use these wooded areas as a habitat.</li> <li>o The development is likely to fragment green networks, and cause habitat fragmentation / connectivity.</li> </ul>	--
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The proposal will encroach into the countryside and elongate the settlement. As such, the scale and location of the proposal will have a negative impact on the landscape character.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, this can be mitigated with strategic tree planting, which is a character of this area, 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. Such areas will be identified in the development requirements for the site.</li> </ul>	-/0
<b>Material Assets</b>	-/?	<ul style="list-style-type: none"> <li>o Dunnottar Primary School is overcapacity, but a solution is being sought. Re-zoning may be an option to an alternative school.</li> <li>o However, the site could be re-zoned to Mill O'Forest PS, which does have capacity.</li> <li>o New local facilities proposed, but uncertain if there is sufficient critical mass to support them.</li> </ul>	0/?
<b>Population</b>	-/+	<ul style="list-style-type: none"> <li>o House types proposed and size are unknown.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>o The site is around 400m from Spurryhillock Industrial Estate and allocated employment sites OP5 and BUS2.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Proposal has the potential to negatively impact the former designed landscape and the crop marks, which is listed on the Sites and Monuments Record.</li> <li>o Recording of the site and compensatory planting would be mitigate the impacts. This would be set out in the development requirements for the site.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: KN121 Mill of Forest (Site for 750 Units), Land at Toucks, Stonehaven		Proposal: 750 homes and local retail/commercial/service facilities	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Effects could be mitigated if the Stonehaven bus could be extended to this site.</li> <li>○ Grade separated junction allows traffic to avoid the town centre.</li> </ul>	0/-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The WTW capacity for this site is unknown, but it will have to connect to the public network.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of Carron Water is categorised as poor, but SuDS ponds are proposed adjacent to Toucks Burn, which feeds into the Carron Water.</li> <li>○ The site includes to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Toucks burn and associated drains and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services across the A90) and increased emissions.</li> <li>○ Effects could be mitigated if the Stonehaven bus could be extended to this site.</li> <li>○ The site is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Any risk could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0/-
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>○ Would result in the partial loss of ancient woodland, which forms part of the green network. This is to be replaced by strategic landscaping along the A90, Toucks Burn and the southern distributor road. However, these are marginal in scale and unlikely to contribute to a dedicated area of parkland</li> <li>○ Until replaced, this displacement is likely to have medium-term impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use these wooded areas as a habitat.</li> </ul>	-/--

		<ul style="list-style-type: none"> <li>o The development is likely to fragment green networks, and cause habitat fragmentation / connectivity in the medium term.</li> <li>o Retaining the ancient woodland would contribute to a local park.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>o The proposal will encroach into the countryside and elongate the settlement. Partially built on a hill, the development will be visible above the existing houses in Stonehaven when approaching the settlement from the north along the A90. As such, the scale and location of the proposal will have a negative impact on the landscape character.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, this can be mitigated with strategic tree planting throughout the development, which is a characteristic of this area, 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.</li> </ul>	-
<b>Material Assets</b>	--/++	<ul style="list-style-type: none"> <li>o Mackie Academy will not have capacity.</li> <li>o Dunnottar Primary School is overcapacity, but a solution is being sought.</li> <li>o Mill O'Forest Primary School will not have capacity, if used as an alternative.</li> <li>o No new primary school is proposed for the scale of development proposed.</li> <li>o New local facilities proposed, but uncertain if there is sufficient critical mass to support them.</li> <li>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.</li> <li>o Would contribute significantly to affordable housing provision.</li> </ul>	-/++
<b>Population</b>	-/+	<ul style="list-style-type: none"> <li>o House types proposed and size are unknown.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>o The site is around 400m from Spurryhillock Industrial Estate and allocated employment sites OP5 and BUS2.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Proposal has the potential to negatively impact the former designed landscape and the crop marks, which is listed on the Sites and Monuments Record.</li> <li>o Recording of the site and compensatory planting would be mitigate the impacts. These would be set out in the development requirements of the site.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN122 Mill of Forest (Site for 1500 Units), Land at Toucks, Stonehaven		Proposal: 1500 homes, primary school and local retail/commercial/service facilities	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	--	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Effects could be mitigated if the Stonehaven bus could be extended to this site.</li> <li>○ Grade separated junction allows traffic to avoid the town centre.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ The WTW capacity for this site is unknown, but it will have to connect to the public network.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of Carron Water is categorised as poor, but SuDS ponds are proposed adjacent to Toucks Burn, which feeds into the Carron Water.</li> <li>○ The site includes to a minor watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to Toucks burn and associated drains and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	0
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services across the A90) and increased emissions.</li> <li>○ Effects could be mitigated if the Stonehaven bus could be extended to this site.</li> <li>○ The site is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Any risk could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	-/0
<b>Soil</b>	--	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	--
<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>○ Would result in the partial loss of ancient woodland, which forms part of the green network. However, this is to be replaced by strategic landscaping along the A90, railway line, Toucks Burn and the southern distributor road.</li> <li>○ Until replaced, this displacement is likely to have medium-term impact on biodiversity through the loss of habitats, habitat fragmentation and disturbance to species that use these wooded areas as a habitat.</li> <li>○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity in the medium term.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o Retaining the ancient woodland would contribute to a local park.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>o The proposal will encroach into the countryside and elongate the settlement. Built on a hill, the development will be highly visible above the existing houses in Stonehaven when approaching the settlement from the north along the A90. As such, the scale and location of the proposal will have a negative impact on the landscape character.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations.</li> <li>o However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have long-term effects.</li> </ul>	-
<b>Material Assets</b>	--/++	<ul style="list-style-type: none"> <li>o Mackie Academy will not have capacity.</li> <li>o Mill O'Forest Primary School will not have capacity.</li> <li>o New primary school is proposed for the scale of development proposed.</li> <li>o New local facilities proposed, but uncertain if there is sufficient critical mass to support them.</li> <li>o Increase in traffic through Kirkton of Fetteresso, which is only served by a minor road.</li> <li>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.</li> <li>o Would contribute significantly to affordable housing provision.</li> </ul>	-/++
<b>Population</b>	-/+	<ul style="list-style-type: none"> <li>o House types proposed and size are unknown.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, which would be specified in the settlement statement (e.g. in the vision statement).</li> <li>o The site is around 400m from Spurryhillock Industrial Estate and allocated employment sites OP5 and BUS2.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Provides new areas of open space.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Proposal has the potential to negatively impact the former designed landscape and the crop marks, which is listed on the Sites and Monuments Record.</li> <li>o Recording of the site and compensatory planting would be mitigate the impacts.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



## WEST CAIRNBEG

### Preferred Sites

None

### Alternative Sites

Site Ref: KN052 Land at West Cairnbeg, Laurencekirk		Proposal: 12 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
Air	0	<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul> <p>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</p>	0
Water	-	<p>○ WWTW is not available for this area and replacing the private treatment plant is proposed. However, the site is in a SEPA hot spot and connection to a public sewer is preferred. If the site is to be allocated, further clarification will be required, and the outcome would be set out in the settlement statement.</p> <p>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</p>	?
Climatic Factors	-	<p>○ 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. No bus service serves this area.</p> <p>○ A small part of the development identified for open space is in an area identified at flood risk (surface water) and is likely to have a long-term effect on climate and the water environment.</p>	-
Soil	-	<p>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</p> <p>○ The proposed development would result in the loss of prime agricultural land.</p> <p>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</p>	-
Biodiversity	-/+	<p>○ Part of the site is unused/rough grazing. The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</p> <p>○ However, the development will enhance biodiversity through the creation of open space and woodland.</p>	+
Landscape	-/0	<p>○ Site is on the edge of the Braes of the Mearns Special Landscape Area.</p> <p>○ The landscape experience is likely to change due to increasing development in this location - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change.</p>	-/0

		<ul style="list-style-type: none"> <li>o The proposal will intensify development in this location, and while public open space is proposed adjacent to the B966, it would have a negative impact on the landscape character and the effect is likely to be long-term.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely education which will have a temporary affect. Re-zoning the area to fall within Fettercairn School catchment could resolve this issue.</li> </ul>	-/0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o A mix of house types is proposed resulting in a housing choice for all groups of the population, but majority for larger homes (3+ bedrooms).</li> </ul>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Would create open space.</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The development will have long-term and permanent negative effect on an archaeological site (souterrain and ring ditch). Other than avoiding the site or recording any finding prior to building, there few mitigation options to preserve the site if it is built on.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN097 Land North of West Cairnbeg Cottages, West Cairnbeg, Laurencekirk</b>		<b>Proposal: 30 Homes and Community use (100sq. metres)</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Bid form reports that the WTW has capacity for 25 units. The development requirements for this site would require an upgrade of the water supply infrastructure.</li> <li>o WWTW is not available for this area and replacing the private treatment plant is proposed. However, the site is in a SEPA hot spot and connection to a public sewer is preferred. If the site is to be allocated, further clarification will be required, and the outcome would be set out in the settlement statement.</li> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	-/?
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. No bus service serves this area.</li> <li>o While a community centre is proposed, all other services (education, retail etc) are outwith the settlement.</li> </ul>	0/-

<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> <li>○ The proposed development would result in the loss of prime agricultural land.</li> <li>○ Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a long-term adverse impact on biodiversity.</li> <li>○ The development, including planting and open space, of this agricultural land is likely to lead to an improvement in the existing biodiversity of the site</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ Site is on the edge of the Braes of the Mearns Special Landscape Area.</li> <li>○ The landscape experience is likely to change due to increasing development in this location - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change.</li> <li>○ The site is exposed and would intensify development in this location, almost doubling the size of West Cairnbeg, and have a negative impact on the landscape character. The effect is likely to be long-term.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education which will have a temporary affect. Re-zoning the area to fall within Fettercairn School catchment could resolve this issue.</li> </ul>	-/0
<b>Population</b>	0/+	<ul style="list-style-type: none"> <li>○ A modest mix of house types is proposed resulting in a housing choice for all groups of the population, but majority for larger homes (3+ bedrooms).</li> <li>○ There would be up to 7 affordable homes, but there are no services in the area so occupiers would be need to be car dependent.</li> </ul>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Proposes a community use building, which would be a welcomed asset to the settlement.</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any impact on cultural heritage.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## WOODLANDS OF DURRIS

### Preferred Sites

Site Ref: KN074 Site OP1 (Phase 2), North West of Clune Gardens, Woodland of Durris		Proposal: 20 homes (increasing site OP1 to 50 homes)	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ The WWTW requires upgrading.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ No impact on flooding or watercourse subject to appropriate suds .</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ Cumulatively 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 site is remote from employment and retail services.</li> <li>○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Proposal is unlikely to increase this frequency.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield agricultural site is unlikely to have long-term adverse impact on biodiversity. It could have minor benefits if linked with planting from the rest of the OP1 site. This would be stated in the revised settlement statement.</li> </ul>	0/+
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced, but this will not have a significant effect on the wider landscape. A more welcoming layout with active frontages is preferred; the indicative layout has rear gardens facing out.</li> <li>○ However, proposals must accord with the design policies in the LDP, and this could be highlighted in the development requirements for the site.</li> </ul>	0/?
Material Assets	-	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure. Bid form states existing WWTW will be upgraded.</li> <li>○ 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.</li> <li>○ The development would help sustain the viability of the local school.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population (3+ bedrooms only).</li> <li>○ However, proposals must accord with the design policy in the LDP and include a mix of house types.</li> </ul>	+/0

<b>Human Health</b>	<b>0</b>	○ It would not result in loss of open space / core paths and could contribute to the existing space by the school.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effects on the historic environment	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: KN136 Land at Upper Balfour, North of Woodlands of Durris</b>		<b>Proposal: 15-20 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	<b>0</b>
<b>Water</b>	<b>0</b>	○ The WWTW requires upgrading. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. [NB Applies to all development]. ○ No impact on flooding or watercourse subject to appropriate SuDS.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	○ Unlikely to have an impact, but cumulatively 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 site is remote from employment and retail services. ○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Proposal is unlikely to increase this frequency.	<b>0</b>
<b>Soil</b>	<b>0</b>	○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	○ The development of a greenfield agricultural site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmenting on and/or disturbance to species that use the site as a habitat. It could have minor benefits if linked with planting along northern boundary. ○ This would be stated in the revised settlement statement.	<b>0/+</b>
<b>Landscape</b>	<b>-</b>	○ Would breach ridgeline although existing farm and houses already located here so unlikely to be significantly detrimental.	<b>-</b>

		<ul style="list-style-type: none"> <li>○ This could be mitigated by tree planting along the northern boundary. This would be stated in the development requirements for the site.</li> <li>○ However, the site is detached from the settlement and this lack of connection is unlikely to be mitigated without more development resulting in overdevelopment (and impacts on road network and school capacity).</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely poor road network (single track road) and education provision at Woodlands of Durris Primary School, which will have a long term (road) and temporary (school) effect.</li> <li>○ 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.</li> <li>○ The development would help sustain the viability of the local school, but cumulatively there could be issues with other sites, as the school as limited room to extend.</li> </ul>	-/+
<b>Population</b>	-/?	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policy in the LDP and include a mix of house types.</li> </ul>	+ / 0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths and could contribute to the existing space by the school.</li> <li>○ Safe route to school would need to be provided along the single-track road. Land outside the site would be required. This mitigation measure would be stated in the development requirements for the site.</li> <li>○ Development is within Health and Safety Executive outer and middle pipeline consultation zones.</li> </ul>	-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Site is adjacent to a farm stead that is listed on the Sites and Monuments Record, However, the proposal is unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

Site Ref: KN138 Land North West of Woodlands of Durris		Proposal: 30 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	0	<ul style="list-style-type: none"> <li>○ The WWTW requires upgrading.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ No impact on flooding or watercourse subject to appropriate SuDS.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact, but cumulatively 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 site is remote from employment and retail services.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Proposal is unlikely to increase this frequency.</li> </ul>	
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield agricultural site is unlikely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmenting on and/or disturbance to species that use the site as a habitat. It could have minor benefits if linked with planting from the rest of the OP1 site.</li> <li>○ This would be stated in the revised settlement statement.</li> </ul>	0/+
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change but this will not have a significant effect on the wider landscape.</li> <li>○ Proposes a substantial extension to Woodlands of Durriss and would result in overdevelopment. The landscape and trees would contain this site, but it's scale would negatively impact on the setting of the settlement.</li> <li>○ Proposal represents underdevelopment of the site – it could accommodate much more houses. No layout has been provided to show how much would be public open space that could mitigate effects. As such, the site could be reduced to lessen its impact on the landscape. However, it would still result in overdevelopment.</li> <li>○ Nonetheless, it breaches the natural setting of the settlement, which is contained by trees and the gently sloping nature of the area.</li> </ul>	-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely poor road network (single track road) and education provision at Woodlands of Durriss Primary School, which will have a long term (road) and temporary (school) affect.</li> <li>○ 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.</li> <li>○ The development would help sustain the viability of the local school, but cumulatively there could be issues with other sites, as the school as limited room to extend.</li> </ul>	-/+
<b>Population</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ However, proposals must accord with the design policy in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths and could contribute to the existing space by the school.</li> <li>○ Safe route to school would need to be provided through site OP1. This mitigation measure would be stated in the development requirements for the site.</li> </ul>	0
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ Could affect setting of scheduled field system, cairnfield and settlement. Existing trees and topography screen the site, but effects are likely. Houses would need to be set back from the western corner of the site. This mitigation measure would be stated in the development requirements for the site. If the northern half of the site was excluded from the allocation, effects would be significantly reduced.</li> </ul>	-/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## LANDWARD SITES – ARDOE

### Preferred sites

None

### Alternative Sites

Site Ref: KN030 Site North East of Ardoe House Hotel, Mid Ardoe		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	o No effect	0
Water	0/-	o Possible minor effect if private waste water treatment required.	0/-
Climatic Factors	0	o Unlikely to have any effects	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 No effects	0
Landscape	0	o Site is within the Aberdeen Greenbelt, but this is a brownfield site, and as such, effects are likely to be neutral.	0
Material Assets	0	o Unlikely to have any effects on material assets	0
Population	-	o Potential for negative cumulative effects on the variety of house types, as only a large single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
Human Health	0	o Unlikely to have any effects on human health	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: KN124 Land North of Thurcroft House, Ardoe		Proposal: 1 house	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	o No effect	0
Water	0/-	o Possible minor effect if private waste water treatment required. Nigg WWTW network is 400m away.	0/-
Climatic Factors	0	o Unlikely to have any effects	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	0
Biodiversity	--	o Site identified as ancient woodland (Roy Map). o Removal of woodland and habitat likely to have negative effect. o Bid form states it will retain and enhance woodland along the north and eastern boundaries. However, adjacent houses are exposed and open, although trees run along some of the boundaries. A private owner will be able to remove trees.	--
Landscape	-	o Site is within the Aberdeen Greenbelt, the former Ardoe Designed Landscape and ancient woodland. o The proposed retention of trees along the roadside could mitigate its effects, but once in private ownership, trees can be removed. o It would increase ribbon development. The cumulative loss of trees to house development will impact negatively on the landscape character. This is the last group of trees along this road that has no houses on it.	-
Material Assets	0	o Unlikely to have any effects on material assets	0
Population	-	o Potential for negative cumulative effects on the variety of house types, as only a large single house is proposed in the countryside and there are other similar-sized single houses adjacent or nearby.	-
Human Health	0	o Unlikely to have any effects on human health	0
Cultural Heritage	--	o Would impact on the former Ardoe House Designed Landscape, which while not listed on the Inventory, it is protected as an archaeological site. The proposal is right on the edge of the protected site and the loss of woodland would be noticeable. o While retaining trees along the east and north boundary could reduce its impact, trees can be removed once a site is in private ownership – unless it has a tree preservation order. o These trees represent the last area of woodland that has not been lost to development. There are no measures that could mitigate against this loss. It would also put pressure on development on the remaining patch of trees adjacent.	--
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – BANCHORY DEVENICK

### Preferred Sites

None

### Alternative Sites

Site Ref: KN069 Land at Tollohill Wood, Banchory Devenick (Phase 1)		Proposal: 289 homes, Commercial, Employment Land	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	-	<ul style="list-style-type: none"> <li>○ Scale of development is likely to have an impact on air quality in Aberdeen City.</li> <li>○ The impact could be mitigated by increasing public transport, but the scale of the proposal may not be enough to justify increasing bus services along the B9077.</li> </ul>	-/0
Water	--	<ul style="list-style-type: none"> <li>○ Nigg Head WWTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The bid form does not state precise measures to handle surface water runoff.</li> <li>○ The River Dee Special Conservation Area is classified as having <i>bad</i> water quality in this location.</li> <li>○ 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.</li> <li>○ The site includes waterbodies a buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	--/?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development could be incorporated into the city transport network and this would reduce impacts from emissions, although the scale of the development may not make this option viable.</li> <li>○ The development includes small areas at risk from fluvial and pluvial flood risk and is likely to have a long-term effect on climate and the water environment. Parts of the site found to be at risk from flooding will be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0

<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity and disturbance to species. The remaining woodland is proposed as Tollohill Woodland Park.</li> <li>○ Excludes developing on the ancient woodland at Tollohill Wood, but the development will result in the loss of existing trees, woodland and hedges on the north slope closest to the River Dee. Compensatory planting is not proposed (proposes tree-lined streets).</li> <li>○ Later phases propose a new green corridor linking the Den of Leggart with the public open space and sports grounds of enterprise campus. Between the River Dee and the South Deeside Road a potential new parkland area is defined with a river promenade.</li> <li>○ Potential for significant impact on River Dee. Treatment of surface water is not disclosed (bid form states this will not be considered until planning application stage).</li> <li>○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	-
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ Significant scale development that would further alter the character of the area. The site is located within the Aberdeen Greenbelt, and proposes development on the north flank of Tollohill Wood, which is visible from Aberdeen. It would affect the integrity of the green belt and increase development along the River Dee valley. There is no strategic need to remove the green belt designation from this location.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	--
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Banchory-Devenick Primary School, which will have a temporary effect. Later phases propose a new primary school.</li> <li>○ 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.</li> <li>○ The quality of new asset created through the development of this site are not likely to be delivered during the initial phases.</li> </ul>	-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The proposal could provide a range of house types within relatively close proximity to Aberdeen City.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> <li>○ Commercial and retail is also proposed although no details are provided.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths. Later phases propose new routes.</li> <li>○ Poor air quality is likely to have long-term on effect on human health, unless mitigated (see above).</li> <li>○ 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.</li> </ul>	0/-
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ There would be some impacts on cultural heritage including the setting of Tollohill Monument to the northwest of the wood.</li> <li>○ The impact would need to be assessment and if the site is allocated, this mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect		

0 = neutral effect ? = uncertain effect

Site Ref: KN070 Land at Tollohill Wood, Banchory Devenick (Phase 1-2)		Proposal: 466 homes, Commercial, Employment Land, School	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	-	<ul style="list-style-type: none"> <li>○ Scale of development is likely to have an impact on air quality in Aberdeen City.</li> <li>○ The impact could be mitigated by increasing public transport, but the scale of the proposal may not be enough to justify increasing bus services along the B9077.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Nigg Head WWTW has capacity.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The bid form does not state precise measures to handle surface water runoff.</li> <li>○ The River Dee Special Conservation Area is classified as having <i>bad</i> water quality in this location.</li> <li>○ 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.</li> <li>○ The site includes waterbodies a buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	--/?
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could be incorporated into the city transport network and this would reduce impacts from emissions, although the scale of the development may not make this option viable.</li> <li>○ The development includes small areas at risk from fluvial and pluvial flood risk and is likely to have a long-term effect on climate and the water environment. Parts of the site found to be at risk from flooding will be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	-/0
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity and disturbance to species. The remaining woodland is proposed as Tollohill Woodland Park.</li> <li>○ Excludes developing on the ancient woodland at Tollohill Wood, but the development will result in the loss of existing trees, woodland and hedges on the north slope closest to the River Dee.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ Phase 2 proposes a new green corridor linking the Den of Leggart with the public open space and sports grounds of enterprise campus. Between the River Dee and the South Deeside Road a potential new parkland area is defined with a river promenade.</li> <li>○ Potential for significant impact on River Dee. Treatment of surface water is not disclosed (bid form states this will not be considered until planning application stage).</li> <li>○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ Significant scale development that would further alter the character of the area. The site is located within the Aberdeen Greenbelt, and proposes development on the north flank of Tollochill Wood, which is visible from Aberdeen. It would affect the integrity of the green belt and increase development along the River Dee valley. There is no strategic need to remove the green belt designation from this location.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	--
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Banchory-Devenick Primary School, which will have a temporary effect. Phase 2 propose a new primary school.</li> <li>○ 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.</li> <li>○ The quality of new asset created through the development of this site are not likely to be delivered during the initial phases.</li> </ul>	-/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The proposal includes improved links to Tollochill Wood and could provide a range of house types within relatively close proximity to Aberdeen City.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the village.</li> <li>○ Commercial and retail is also proposed although no details are provided.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ Phase 2 proposes new routes parkland within existing woods.</li> <li>○ Poor air quality is likely to have long-term on effect on human health, unless mitigated (see above).</li> <li>○ 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.</li> </ul>	+/-
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ There would be some impacts on cultural heritage including the setting of Tollochill Monument to the northwest of the wood.</li> <li>○ Adjacent to the remains of Drumduan House Designed Landscape to the west.</li> <li>○ These impacts would need to be assessment and if the site is allocated, this mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN071 Land at Tollohill Wood, Banchory Devenick (Phase 1-3)		Proposal: 804 homes, Commercial, Employment Land, School	
SEA Topics	Effect	Comments	Effect post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	-
Air	--	<ul style="list-style-type: none"> <li>○ Scale of development is likely to have an impact on air quality in Aberdeen City.</li> <li>○ The impact could be mitigated by increasing public transport along the B9077.</li> <li>○ A90 road upgrades are proposed (new roundabout), which could reduce stationary traffic on the road.</li> </ul>	--/-
Water	--	<ul style="list-style-type: none"> <li>○ Nigg Head WWTW has capacity, but a new WWTW may be required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The bid form does not state precise measures to handle surface water runoff.</li> <li>○ The River Dee Special Conservation Area is classified as having <i>bad</i> water quality in this location.</li> <li>○ 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.</li> <li>○ The site includes waterbodies a buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	--/?
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ The development could be incorporated into the city transport network and this would reduce impacts from emissions, although the scale of the development may not make this option viable.</li> <li>○ The development includes small areas at risk from fluvial and pluvial flood risk and is likely to have a long-term effect on climate and the water environment. Parts of the site found to be at risk from flooding will be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity and disturbance to species. The remaining woodland is proposed as Tollohill Woodland Park.</li> <li>○ Excludes developing on the ancient woodland at Tollohill Wood, but the development will result in the loss of existing trees, woodland and hedges on the north slope closest to the River Dee.</li> <li>○ Later phases propose a new green corridor linking the Den of Leggart with the public open space and sports grounds of enterprise campus. Between the River Dee and the South Deeside Road a potential new parkland area is defined with a river promenade.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o Potential for significant impact on River Dee. Treatment of surface water is not disclosed (bid form states this will not be considered until planning application stage).</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>o Significant scale development that would further alter the character of the area. The site is located within the Aberdeen Greenbelt, and proposes development on the north flank of Tollohill Wood, which is visible from Aberdeen. It would affect the integrity of the green belt and increase development along the River Dee valley. There is no strategic need to remove the green belt designation from this location.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	--
<b>Material Assets</b>	-/++	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely road access and education provision at Banchory-Devenick Primary School, which will have a temporary effect. Phase 2 propose a new primary school.</li> <li>o The proposal will lead to any significant pressure on local infrastructure during initial phases but may deliver appropriate infrastructure at later phase.</li> <li>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.</li> <li>o The quality of new asset created through the development of this site are not likely to be delivered during the initial phases.</li> <li>o Would contribute significantly to affordable housing provision.</li> </ul>	-/++
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The proposal includes improved links to Tollohill Wood and could provide a range of house types within relatively close proximity to Aberdeen City.</li> <li>o The development would allow integration of the people where they live and work. Employment opportunity in the settlement.</li> <li>o Commercial and retail is also proposed although no details are provided.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>o Phase 2 proposes new routes parkland within existing woods.</li> <li>o Poor air quality is likely to have long-term on effect on human health, unless mitigated (see above).</li> <li>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.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o There would be some impacts on cultural heritage including the setting of Tollohill Monument to the northwest of the wood.</li> <li>o Adjacent to the remains of Drumduan House Designed Landscape to the west.</li> <li>o These impacts would need to be assessment and if the site is allocated, this mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

KN072 Land at Tollohill Wood, Banchory Devenick (Phase 1-4) 1310 homes, Commercial, Employment Land, School		Proposal: 1310 homes, Commercial, Employment Land, School	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	--	<ul style="list-style-type: none"> <li>○ Scale of development is likely to have an impact on air quality.</li> <li>○ The impact could be mitigated by increasing public transport along the B9077.</li> <li>○ A90 road upgrades are proposed (new roundabout and river crossing), which could reduce stationary traffic on the road.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Nigg Head WWTW has capacity, but a new WWTW may be required.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The bid form does not state precise measures to handle surface water runoff.</li> <li>○ The River Dee Special Conservation Area is classified as having <i>bad</i> water quality in this location.</li> <li>○ 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.</li> <li>○ The site includes waterbodies a buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	--/?
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <li>○ The development could be incorporated into the city transport network and this would reduce impacts from emissions, although the scale of the development may not make this option viable.</li> <li>○ The development includes small areas at risk from fluvial and pluvial flood risk and is likely to have a long-term effect on climate and the water environment. Parts of the site found to be at risk from flooding will be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA will be required.</li> </ul>	-/0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is likely to fragment green networks, and cause habitat fragmentation / connectivity and disturbance to species. The remaining woodland is proposed as Tollohill Woodland Park.</li> <li>○ Excludes developing on the ancient woodland at Tollohill Wood, but the development will result in the loss of existing trees, woodland and hedges on the north slope closest to the River Dee.</li> <li>○ Later phases propose a new green corridor linking the Den of Leggart with the public open space and sports grounds of enterprise campus. Between the River Dee and the South Deeside Road a potential new parkland area is defined with a river promenade.</li> </ul>	-



		<ul style="list-style-type: none"> <li>○ Potential for significant impact on River Dee. River crossing proposed, and treatment of surface water is not disclosed (bid form states this will not be considered until planning application stage).</li> <li>○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting and/or a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	
<b>Landscape</b>	--	<ul style="list-style-type: none"> <li>○ Significant scale development that would further alter the character of the area. The site is located within the Aberdeen Greenbelt, and proposes development on the north flank of Tollohill Wood, which is visible from Aberdeen. It would affect the integrity of the green belt and increase development along the River Dee valley. There is no strategic need to remove the green belt designation from this location.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	--
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and education provision at Banchory-Devenick Primary School, which will have a temporary effect. Phase 2 propose a new primary school.</li> <li>○ The proposal will lead to any significant pressure on local infrastructure during initial phases but may deliver appropriate infrastructure at later phase</li> <li>○ 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.</li> <li>○ Would contribute significantly to affordable housing provision.</li> </ul>	-/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The proposal includes improved links to Tollohill Wood and could provide a range of house types within relatively close proximity to Aberdeen City.</li> <li>○ The development would allow integration of the people where they live and work. Employment opportunity in the settlement.</li> <li>○ Commercial and retail is also proposed although no details are provided.</li> </ul>	+
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ Phase 2 proposes new routes parkland within existing woods.</li> <li>○ Poor air quality is likely to have long-term on effect on human health, unless mitigated (see above).</li> <li>○ 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.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ There would be some impacts on cultural heritage including the setting of Tollohill Monument to the northwest of the wood.</li> <li>○ Adjacent to the remains of Drumduan House Designed Landscape to the west.</li> <li>○ These impacts would need to be assessment and if the site is allocated, this mitigation measure would be stated as part of the development requirements for the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – BLAIRS

### Preferred Sites

Site Ref: KN110 Blairs College, Whole Site, Blairs		Proposal: 325 homes (enabling development), golf course, equestrian centre, hotel and holiday accommodation	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0/-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effect on air quality, although it is not in or near towns where air quality is approaching the EU objective.</li> <li>○ It has poor links to other services, although a footpath is proposed across the river Dee.</li> <li>○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Uncertain if proposal will increase this frequency.</li> </ul>	0/-
Water	--	<ul style="list-style-type: none"> <li>○ Nigg WWTW has sufficient capacity for this proposal.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ Site is adjacent to the River Dee, which is classed as bad at this point. Part of site already has planning permission for the uses proposed (APP/2006/4973, APP/2013/1292 and APP/2017/0216) that shows the location of the SuDS ponds.</li> <li>○ The site is bisected by minor watercourse (ditches) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Infrequent bus service to Banchory/Strachan and Aberdeen (twice a day – morning and night). Uncertain if proposal will increase this frequency.</li> <li>○ The site includes a few small areas at risk from surface water flooding and is likely to have a long-term effect on climate and the water environment. This would have been considered at the planning application stage. SuDS ponds are also proposed.</li> </ul>	-/0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have long-term adverse impact on biodiversity and given the existing use of the land the proposal could lead to improvements through increased semi natural space, woodland and potentially habitat corridors.</li> </ul>	0/+

		<ul style="list-style-type: none"> <li>o The site already has extant planning permission. The ALDP will protect the existing tree belts and proposed strategic landscaping.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>o However, the houses are proposed between the tree belts, which will break up the visual impact of this site. New tree planting is also proposed alongside the B9077 (South Deeside Road).</li> <li>o Part of the site is situated within the Aberdeen Greenbelt. Only the large enabling housing development is excluded from the green belt. The proposer seeks to include the whole bid site as a settlement. However, this would allow for infill development and could further affect the landscape character. As such, remainder of the site will not be identified, and it is proposed that only the two enabling housing areas will be allocated. The non-housing uses can be delivered through the approved 2006 planning application.</li> </ul>	0/-
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>o It will use up all available capacity at Lairhillock Primary School. This will have a long-term negative effect across North Kincardine. The scale of development does not justify a new school in the area.</li> <li>o Proposes no community facilities.</li> <li>o A footpath across the River Dee will provide links to services in Aberdeen.</li> </ul>	-/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o Planning permission has already been granted for this site. It includes 25% affordable housing.</li> </ul>	+
<b>Human Health</b>	0/+	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>o Provision of new housing and open space with new green networks has the potential to improve human health.</li> </ul>	0/+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Affects setting of listed buildings within the Blairs College Estate. However, planning permission has already been provided and would have considered impacts.</li> <li>o Positive effects as the enabling development will allow repairs to be made to the listed buildings, especially those on the At Risk register.</li> <li>o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	+
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

None.

## LANDWARD SITES – DURRIS FOREST

### Preferred Sites

Site Ref: KN129 Land at Durriss Forest, East of Darnford, Durriss		Proposal: Sports/Adventure Centre	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect - post mitigation
Air	0	For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW / WTW capacity is not available for this area and it is not clear at this stage how significant any private drainage will be. However, it is expected that this will be achievable. WWTW for ancillary development would need to be carefully managed.</li> <li>○ Some localised impacts on watercourses could occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term and mitigated</li> </ul>	0/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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 this is likely to be mitigated by reduced travel to centres outwith the North East of Scotland</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. Given the nature of development this may or may not be significant</li> <li>○ Half of site has Type 5 Peat - a phase 1 habitat survey will be required (this is both a soil and biodiversity impact). If allocated, this mitigation measure will be stated as part of the developer obligations of the site.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development may cause some disturbance of protected species however management of the woodland for recreation and biodiversity would mitigate this impact and could help improve biodiversity in the long term.</li> <li>○ Approx. half of the site has Type 5 peat and a Phase 1 habitat survey would be required. This would be stated in the development requirements for the site.</li> <li>○ Mitigation measures, such as a buffer strip next to existing water courses and around existing pockets of native woodland on site amongst the commercial forestry, would reduce potential negative effects and provide biodiversity enhancement opportunities. If allocated, these mitigations</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will not be changed, some features such as a chairlift may have minor negative visual impacts but in the context of the commercial forest setting they are unlikely to be significant.</li> </ul>	0
Material Assets	++	<ul style="list-style-type: none"> <li>○ The quality of new asset, created through the development of this site is of regional recreational importance and could have substantial benefits given the lack of this type of development in the wider area.</li> </ul>	++
Population	+	<ul style="list-style-type: none"> <li>○ Provision would be beneficial to wider population.</li> </ul>	0

<b>Human Health</b>	++	o Increase recreational opportunities at regional scale with improved access to open space for all.	+
<b>Cultural Heritage</b>	0	o The development may have some impact on the setting of the Scheduled Monument at Carn Mon Earn burial cairn next to the site, but given the presence of masts in this location and uses proposed, it is unlikely any impacts would be significant.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

### Alternative Sites

None.

## LANDWARD SITES – MARYCULTER

### Preferred Sites

None.

### Alternative Sites

Site Ref: KN044 Land South of Stranog, Maryculter		Proposal: 8 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	o Private sewage is proposed, but this method is not preferred. Maryculter WWTW is >2km away. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (Crynoch Burn) is <i>good</i> . This burn is a tributary of the River Dee, a Special area of Conservation. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term	?
<b>Climatic Factors</b>	<b>0/-</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.	0/-

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is unlikely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> <li>○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.</li> <li>○ The development might result in the loss of existing trees, woodland and hedges. Without reducing the number of homes, mitigation measures are unlikely.</li> </ul>	-
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There is an infrastructure constraint associated with the site, namely education provision at Lairhillock School, which will have a <i>temporary affect</i>.</li> <li>○ 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.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the housing and design policies in the LDP.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Will not affect open space or core paths, but would result in the loss of trees.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN045 Land to South of Invercrynoch House, Maryculter</b>		<b>Proposal: 5 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect post mitigation –
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Private sewage is proposed, but this method is not preferred. Maryculter WWTW is &gt;1.5km away.</li> </ul>	?

		<ul style="list-style-type: none"> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ 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.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (Crynoch Burn) is <i>good</i>. This burn is a tributary of the River Dee, a Special area of Conservation.</li> <li>○ The site is adjacent to Crynoch Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the Crynoch Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> </ul>	
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	0/-
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction</li> </ul>	0
<b>Biodiversity</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is adjacent to existing woodland and could have a long-term adverse impact on biodiversity through disturbance to species that use the woodland.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ 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.</li> </ul>	0/-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There is an infrastructure constraint associated with the site, namely education provision at Lairhillock School, which will have a <i>temporary affect</i>.</li> <li>○ 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.</li> </ul>	-/?
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN046 Land to West of Mill of Crynoch House, Maryculter		Proposal: 2 homes	
SEA Topics	Effect	Comments Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effect – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Private sewage is proposed.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies (Crynoch Burn) is <i>good</i>. This burn is a tributary of the River Dee, a Special area of Conservation.</li> <li>○ 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.</li> <li>○ The site is adjacent to Crynoch Burn and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the Crynoch Burn and should be integrated as positive feature of the development. A flood risk assessment may also be required.”</li> <li>○ With the information on the quality of water around the site, the effects can be significant in the longer term.</li> </ul>	?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development is in an area identified at risk from <i>surface water</i> flooding and is likely to have a long-term effect on climate and the water environment. This could be mitigated through a flood risk assessment (FRA), and if allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development will result in the loss of existing trees, which cover the whole site.</li> </ul>	-
Landscape	-	<ul style="list-style-type: none"> <li>○ This proposal would intensify development and create a housing cluster, linking two small housing areas together. The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; and boundaries as well as buildings and structure will change.</li> <li>○ 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.</li> </ul>	-/0



<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There is an infrastructure constraint associated with the site, namely education provision at Lairhillock School, which will have a <i>temporary affect</i>.</li> <li>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.</li> </ul>	0/-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>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.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN053 Site East of Westside Cottage, Maryculter (Site 1)</b>		<b>Proposal: 15 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>WWTW is not available for this area, and no solution is proposed. Preferably it should to connect to a public sewer. Further discussion will be required. If the site is allocated, this will be specified in the settlement statement.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>The site is bisected by a watercourse and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. “A buffer strip will be required adjacent to the ditch and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required.”</li> </ul>	?
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There is no bus servicing this area.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0

<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>Ground appears wet and may have provide conditions for biodiversity. Therefore, the development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>Mitigation measures, such as a buffer strip next to an area of wetland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	-/?
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>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.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>There are a number of infrastructure constraints associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i>.</li> <li>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.</li> </ul>	-/0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>Mix of house types is unknown, which could result in a limited housing choice for all groups of the population. However, the LDP requires a mix of house types.</li> <li>25% will be affordable housing (3 units).</li> </ul>	+/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>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.</li> <li>Development is within Health and Safety Executive outer and middle pipeline consultation zones. This issue would have to be mitigated (move or reinforce pipeline, or not allocate development on it), but it may not be viable.</li> </ul>	-/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>Unlikely to have any effects on the historic environment</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN054 Site East of Westside Cottage, Maryculter (Site 2)</b>		<b>Proposal: 72 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0

<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ WWTW is not available for this area, but a private WWTW is proposed, although part of it will be in an area at risk from flooding. Preferably it should connect to a public sewer. Further discussion will be required. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The site is bisected by a watercourse and adjacent to Crynoch Burn, and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to all watercourses and should be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."</li> </ul>	?/0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There is no bus servicing this area.</li> <li>○ The development is in an area identified at flood risk and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding will not be included within an allocation and would form part of the open space provision. If allocated, the development requirements for the site would state that a FRA may or will be required.</li> </ul>	-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ Ground appears wet and may provide conditions for biodiversity. Therefore, the development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat.</li> <li>○ However, new woodland is proposed along the eastern boundary, which will mitigate effects.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of wetland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	-/?
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. The proposed strategic landscaping would also reduce effects on this flat site.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i>.</li> <li>○ 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.</li> </ul>	-/0
<b>Population</b>	?	<ul style="list-style-type: none"> <li>○ Mix of house types is unknown, but LDOP policy requires a mix of house types and 25% will be affordable housing (18 units).</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> </ul>	-/?

		o Development is within Health and Safety Executive outer, middle and inner pipeline consultation zones. This issue would have to be mitigated (move or reinforce pipeline, or not allocate development on it), but it may not be viable.	
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN123 Land East of Altries Wood, Maryculter		Proposal: 10 homes and employment land	
SEA Topics	Effect	Comments	Effect – post mitigation
		Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
<b>Air</b>	<b>0</b>	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	--	o WWTW is not available for this area. o Possible negative effect if private waste water treatment required. Bid form does not confirm this. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies is <i>moderate (R.Dee)</i> . o The site is bisected by a minor watercourse (ditch) and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the watercourse/name of watercourse and should/will be integrated as positive feature of the development. There will be no culverting. A flood risk assessment may also be required."	-/?
<b>Climatic Factors</b>	<b>0</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal of this scale would not have a significant effect.	0
<b>Soil</b>	<b>0</b>	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
<b>Biodiversity</b>	-	o Site includes semi-natural habitat with acid grassland and rush pasture. o Proposal is unlikely to mitigate against its loss. Open space would be provided, but at a much-reduced scale.	-
<b>Landscape</b>	-	o 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. o The nature of land use in the area will be changed and displaced. The relationship between land form and land use; field pattern and boundaries as well as buildings and structure will change.	-

		<ul style="list-style-type: none"> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity.</li> <li>○ Although a small scale development, this would alter the character of the area as this Landscape is sensitive to development eroding structural integrity and sense of coherence - in this instance the ancient woodland creates a clear edge to existing housing group, adding a sense of order to this complex landscape that is easily impacted by ad hoc development</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely waste water treatment provision and school capacity, which will have a <i>temporary affect</i>.</li> <li>○ 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.</li> </ul>	0/-
<b>Population</b>	+/-	<ul style="list-style-type: none"> <li>○ Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> <li>○ The development may allow integration of the people where they meet and work - employment opportunity provided, if deliverable.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in loss of open space / core paths.</li> <li>○ 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.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The site of a farm steading is recorded on the site, but the proposal is unlikely to have any effects on the historic environment.</li> <li>○ An archaeological assessment could be requested, which would be stated as part of the development requirements for the site.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN127 Land South of North Burnside, Maryculter</b>		<b>Proposal: 12 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ WWTW is not available for this area. Possible negative effect if private waste water treatment required. This is not clarified in the bid form.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>o The proposed development on a greenfield site is near a watercourse where the quality of water bodies is good (Crynoch Burn).</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal of this scale would not have a significant effect.</li> </ul>	0
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o The development is likely to enhance the diversity of species and habitats and the natural heritage of the area (the site is currently rough grazing land).</li> <li>o With the exception of a road access into the site, no further loss to existing trees are proposed. Existing tree belts to be retained with new tree lines within the development.</li> </ul>	+
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. The proposal introduces a small group of houses in the countryside.</li> <li>o However, the site is relatively flat, well screened by existing trees and its impact could be mitigated further with more strategic landscaping. The existing trees running along the perimeter of the site would be protected in the Plan.</li> </ul>	0
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely waste water treatment provision and school capacity, which will have a <i>temporary affect</i>.</li> <li>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.</li> </ul>	-/?
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o Limited mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> <li>o Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – NETHERLEY

### Preferred Sites

None

### Alternative Sites

Site Ref: KN015 Land at Netherley House, Netherley		Proposal: 4 homes	
SEA Topics	Effect	Comments and mitigation measures Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	Effects – post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area and the site is at risk from flooding, which could make it inappropriate for septic tanks.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ The proposed development on a greenfield site is near a watercourse in the River Dee catchment.</li> <li>○ 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.</li> </ul>	-
Climatic Factors	--	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The Burn of Monquich runs parallel to the site and the development is in an area identified at medium-high flood risk, and is likely to have a long-term effect on climate and the water environment. Mitigation measures are unlikely.</li> </ul>	--
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The development will result in the loss of existing trees, woodland and hedges.</li> <li>○ 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. However, most of the trees would be in private gardens and could be removed in the future.</li> </ul>	-

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change. Mitigation measures are unlikely as the development will result in the further urbanisation of the countryside given the number of detached houses to the west.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>The proposal will not lead to any significant pressure on local infrastructure.</li> <li>There are a number of infrastructure constraints associated with the site, namely education provision at Lairhillock Primary School, which will have a temporary affect.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, LDP Policy requires 25% of the site to have affordable housing.</li> <li>Potential for negative cumulative effects on the variety of house types, as only a single house is proposed in the countryside and there are other similar-sized single houses adjacent.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>The development is within an archaeological site (Netherley House - remains of a 17th to 19th century designed landscape), will have long-term and permanent negative effect on the site/setting of a listed building and gardens and designed landscapes. The development may weaken the sense of place, and the identity of existing communities.</li> <li>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.</li> <li>New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: KN047</b>	<b>Land at Whiteside, Netherley, Stonehaven</b>	<b>Proposal: 8 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>reversibility or irreversibility</li> <li>risks</li> <li>duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>Private drainage proposed, but this is not desirable. Maryculter WWTW is &gt;3km away.</li> <li>Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	?



		<ul style="list-style-type: none"> <li>o The site includes a pond and a buffer strip would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "A buffer strip will be required adjacent to the pond and will be integrated as positive feature of the development. A flood risk assessment may also be required."</li> </ul>	
<b>Climatic Factors</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions.</li> <li>o No public transport serves this area.</li> </ul>	0/-
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o Entire site is located on scrubland that could have some habitat value. It would result in the loss of habitats and disturbance to species that use the site as a habitat.</li> <li>o Effects would be long term and unlikely to be mitigated.</li> </ul>	-
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> </ul>	-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There is an infrastructure constraint associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i>.</li> <li>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.</li> </ul>	?
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the housing and design policies in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Site is adjacent to the stump of a standing stone. As such, it is unlikely to have any effects on the historic environment. Farm house is listed on the site and Monuments Record, but there is sufficient distance to avoid adverse negative impacts.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: KN049 Land North of Lairhillock School, Netherley, Stonehaven		Proposal: 70 Homes, commercial units and nursery	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	
Air	0	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0
Water	?	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. Maryculter WWTW is &gt;3km away. No details provided in submission.</li> <li>○ Given the scale of the proposal, it will have to connect to a public sewer. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	?/0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There is no public transport serving this area.</li> <li>○ The commercial units are welcomed, but demand for such units in a rural area is unknown.</li> </ul>	-
Soil	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ The indicative layout shows strategic planting around the edge, but the development is not likely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ Due consideration has been given to the indicative layout, which shows strategic planting to mitigate effects, although much is outwith the bid site. However, there is no need to establish a settlement here, and Lairhillock Primary School serves a rural population. The character of this area is very small scale development.</li> <li>○ 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.</li> </ul>	-/0
Material Assets	-/+	<ul style="list-style-type: none"> <li>○ There is an infrastructure constraint associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i>, and poor road access onto the A90.</li> <li>○ 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.</li> </ul>	-/?

		o A modest number of affordable houses are proposed (17 units).	
<b>Population</b>	<b>+</b>	o Mix of house types proposed. o The development would allow integration of the people where they live and work. Employment opportunity in the new village.	<b>+</b>
<b>Human Health</b>	<b>+</b>	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 Indicative layout shows orchards, a green and allotments.	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effects on the historic environment o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN060 Land at Cairnieburn Wood, Nether Craigwell, Netherley</b>		Proposal: 4 homes (Low Cost Private Rent)	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	o 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.	<b>0</b>
<b>Water</b>	<b>0</b>	o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. However, it's scale would result in a neutral impact. o Promotes renewables through biomass.	<b>0</b>
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases	<b>0</b>
<b>Biodiversity</b>	<b>-</b>	o The development of a greenfield site is likely to have long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o The development will result in the loss of existing trees, woodland and hedges (ancient woodland). o Mitigation measures, such as compensatory planting are possible, but this is not propose din the bid.	<b>-</b>
<b>Landscape</b>	<b>0/-</b>	o The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.	<b>0/-</b>

		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. .	
<b>Material Assets</b>	-	o There is an Infrastructure constraint associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i> . 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
<b>Population</b>	0	o No mix of house types proposed resulting in a limited housing choice for all groups of the population. However, the proposal is for low cost homes and LDP policy requires 25% affordable homes on site.	+/0
<b>Human Health</b>	-	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 Development is within Health and Safety Executive outer and middle pipeline consultation zones	-
<b>Cultural Heritage</b>	0	o Unlikely to have any effects on the historic environment	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN062 Land at Rothnick Croft, Netherly</b>		<b>Proposal: 3 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	0	o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	-	o WWTW is not available for this area. Link to Nigg WWTW is >2km away. Bid form states “No connection required”, which could imply septic tanks. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground) is <i>moderate</i> .	?
<b>Climatic Factors</b>	0	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions – the bid site is related to a proposed day care nursery business requiring parents/carers to drive to the site. However, the scale of the proposal is unlikely to impact on air quality.	0

<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.</li> </ul>	0
<b>Biodiversity</b>	<b>0/?</b>	<ul style="list-style-type: none"> <li>o The site may have some biodiversity value, although no important species have been recorded on the site. However, there are bats in the area (impact on feeding?).</li> <li>o Could be mitigated by a habitats survey.</li> </ul>	0/?
<b>Landscape</b>	<b>0/-</b>	<ul style="list-style-type: none"> <li>o Landscape impact caused by cluster of buildings in a landscape characterised by scattered houses can be mitigated by screen planting.</li> <li>o Given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects.</li> </ul>	0/-
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>o There are a number of infrastructure constraints associated with the site, namely waste water treatment and education provision at Lairhillock PS: the scale of development is unlikely to have a significant impact.</li> <li>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.</li> </ul>	0
<b>Population</b>	<b>-/?</b>	<ul style="list-style-type: none"> <li>o These homes are meant to be for workers associated with the nursery, but LDP policy cannot control the occupants of a dwelling.</li> <li>o The development would not necessarily allow integration of the people where they live and work as day nursery workers would not need to live on site.</li> </ul>	-/?
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in loss of open space / core paths.</li> <li>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.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Unlikely to have any effects on the historic environment (i.e. the nearby croft house, which is listed on the sites and Monuments record).</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: KN067 Land at Reinchall, North West of Woodend Cottages, Netherley</b>		<b>Proposal: 15-20 homes, shop or meeting space</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b> Effects should be assessed in terms of <ul style="list-style-type: none"> <li>• reversibility or irreversibility</li> <li>• risks</li> <li>• duration (i.e. permanent, temporary, long-term, short-term and medium-term)</li> </ul>	<b>Effect – post mitigation</b>
<b>Air</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. Nigg WWTW connection is &gt;3.5km away. Bid form is not clear. Preferably it should to connect to a public sewer. Further discussion will be required. If the site is allocated, this will be specified in the settlement statement.</li> <li>○ The site is adjacent to several watercourses and buffer strips would be required to mitigate against any effects. If allocated, the development requirements of the opportunity site would include a statement, e.g. "Buffer strips will be required adjacent to the watercourses and will be integrated as positive feature of the development. There will be no culverting.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be short term.</li> <li>○ These ditches drain into Red Moss Special Conservation Area.</li> </ul>	?
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. There is no bus servicing this area.</li> </ul>	0/-
<b>Soil</b>	0	<ul style="list-style-type: none"> <li>○ The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Mitigation measures, such as a buffer strips next to the area of ancient woodland and waterbodies would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.</li> <li>○ Development is proposed to be set back from the B979 with amenity ground and community shop adjacent to the road.</li> <li>○ 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.</li> </ul>	0/-
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely education provision at Lairdhilllock School, which will have a <i>temporary affect</i>.</li> <li>○ 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.</li> <li>○ The need for a shop is welcomed, but may not be viable, and Cookney Hall is around 2km from the site.</li> </ul>	0/+
<b>Population</b>	-/+	<ul style="list-style-type: none"> <li>○ Mix of house types is limited, which could result in a limited housing choice for all groups of the population. 25% will be affordable housing (3-4 units). However, LDP policies require a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ 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.</li> <li>○ Development is within Health and Safety Executive outer and middle pipeline consultation zones. This issue would have to be mitigated (move or reinforce pipeline, or not allocate development on it), but it may not be viable with a reduction of three homes.</li> </ul>	-/?

<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Likely to have a small effect on the historic environment (Designed Landscape), which is listed on the sites and Monuments Record. Can be mitigated with open space along the B979 and the south-eastern boundary.</li> <li>○ 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.</li> <li>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. Active frontages along the south-eastern boundary may help with the sites integration (i.e. no back garden fences)</li> </ul>	0/-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

## **Issue 121 Arbuthnott**

### **1. List of Respondents**

None.

### **2. Issues**

No issues were raised in respect of Arbuthnott.

### **3. Actions**

#### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Amend the Vision in the Settlement Statement noting that the lack of small-scale housing is an issue for the local community.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendation at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.



# Issue 122 Auchenblae

## 1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA
914	Murray Architects on behalf of KIC (Holdings) Ltd

## 2. Issues

### Flood Risk

SEPA has noted that text under 'Flood Risk' needs to be updated to reflect sites being removed from the Plan, and to state that Flood Risk Assessments (FRA) will be required for the settlement (805).

### Services and Infrastructure

SEPA has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Auchenblae. The settlement is on part of the sewer network served by Laurencekirk Waste Water Treatment Works (WWTW). It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the sewage treatment works and if not, an upgrade may be required to be highlighted in the Plan (805).

Auchenblae Primary School is close to capacity with little opportunity for physical expansion (914).

### Bid KN095 and KN096

One respondent has provided comments to address concerns that the community has expressed regarding the size of these bids and associated impacts on village facilities. They recognise that demand for housing in Auchenblae is likely to increase due to the upturn in the oil industry, and land will be required to meet this. A revised layout has been produced to provide guidance on road layouts and the formation of a perimeter footpath. Reducing the numbers of homes and phasing delivery within the site would help attenuate increase in demand for school places. The site offers a mixed-use development, unlike OP2 and OP3, which are purely for housing. The revised layout would deliver a mix of housing to allow downsizing and younger couples to stay in the village as well as houses to attract others to settle in Auchenblae (914).

If allocated, Scottish Natural Heritage (SNH) would require a site brief to ensure adequate biodiverse open space, and provision for active travel, to be provided (506).

SEPA has advised that an FRA for this site will be required and a buffer strip will be required adjacent to the burn, which should be integrated positively into the development (805).

### **3. Actions**

#### **Flood Risk**

The request from SEPA to update wording within 'Flood Risk' is considered appropriate and the text should be amended accordingly.

#### **Services and Infrastructure**

With regard to capacity of the WWTW, it should be noted that Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria. It is considered appropriate to include new text for 'Strategic drainage and water supply' to reflect the current situation.

Concern about the primary school capacity is noted.

#### **Bid KN095 and KN096**

Whilst being in the last two LDPs (2012 and 2017), no application has ever come forward on site OP1 (bid KN095). The site is of modest scale, and delivery could be phased to assist any potential issues regarding school role capacity. However, there are significant concerns remaining about deliverability. Revising the layout of the site is unlikely to resolve issues of deliverability in this settlement when demand has historically been so low. Scottish Planning Policy requires a keen focus on the deliverability of development sites and as such this site should be removed to promote the development of the existing OP2 and OP3 sites.

KN096 would extend the size of the allocated site, but retain the same level of development. This would elongate the settlement, to the detriment of the local landscape, and affect the character and setting of Auchenblae.

In accordance with the Aberdeen City and Shire Strategic Development Plan, sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Auchenblae has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

#### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Modify the Vision within the Settlement Statement to highlight the community's concerns regarding school capacity, parking issues, and lack of local social activities for the community.
2. Update text under 'Flood Risk' to reflect the revised allocations and to state that Flood Risk Assessments will be required.

3. Include the following text under Services and Infrastructure: “Strategic drainage and water supply: It should be confirmed with Scottish Water that proposed population growth is within the design criteria for the Laurencekirk WWTW. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.”
4. Remove site OP1 from the Proposed LDP due to lack of progress.
5. Update the allocated sites OP2 and OP3 to form a single allocation, reflecting the single planning consent and holistic development on the site for 25 homes.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 123 Catterline

## 1. List of Respondents

MIR Ref	Respondents
805	SEPA

## 2. Issues

SEPA has advised that the text "Parts of Catterline lie within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. "Flood Risk Assessments may be required" should be added to the Settlement Statement (805).

## 3. Actions

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan. While it is noted that in Catterline there are no allocations for development this statement should still be included in the text in the case of infill developments.

## 4. Recommendations

1. Add the following text to Settlement Statement, "Parts of Catterline are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

## 5. Committee Decisions

1. Kincardine and Mearns Area Committee agreed the above recommendation at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 124 Chapelton

## 1. List of Respondents

MIR Ref	Respondents
210	Newtonhill, Muchalls & Cammachmore Community Council
506	Scottish Natural Heritage
580	Halliday Fraser Munro on behalf of Mr John McIntosh
805	SEPA
972	Turnberry on behalf of Elsick Development Company (EDC)
1009	Historic Environment Scotland

## 2. Issues

### General

It was noted by one respondent that Chapelton should be allowed to thrive without undue competition from other allocated sites (210).

One respondent has expressed support for Chapelton within the Main Issues Report (MIR), notably the retention of OP1 as currently in the Local Development Plan (LDP) 2017, amending the allocation summary to reflect the planning permission and regarding the town's remaining capacity (972).

### Flood Risk

SEPA has highlighted that a Flood Risk Assessment (FRA) may be required for future phases. For future phases, buffer strips will be required adjacent to all watercourses running through the site, which should be integrated positively into the development. Enhancement of these watercourses through re-naturalisation and removal of any redundant features will require to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat (805).

### Services and Infrastructure

SEPA has suggested there is no reference to waste water drainage for Chapelton. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the existing sewage treatment works and sewer network infrastructure. If not, an upgrade may be required to be highlighted in the Proposed LDP (805).

### Bid KN055

Historic Environment Scotland (HES) has noted concerns for the area not preferred for immediate development, as there is one scheduled monument and a category B-listed building on the site and potentially a further three scheduled monuments could be affected by development in the area. They note that if development was to come forward early discussions regarding mitigation would be welcomed (1009).

SNH has made a number of comments regarding Bid KN055. They advised that reference should be added into the Proposed LDP and Masterplan about active travel. The potential for a green network should be looked at also with the site contributing to or linking with the national walking and cycle network. As there is no core path provision, it was recommended that the 'Chapelton Trail' be incorporated in the core path network. SNH has also requested that the retention and enhancement of semi-natural habitats of value and natural heritage designations are included in the Proposed LDP. Finally, SNH noted that it is important to retain the open agricultural landscape between Chapelton and Newtonhill and Portlethen to avoid coalescence (506).

One respondent has objected to KN055 due to the overreliance on Chapelton, a large single site to address shortfalls in housing land supply in the area (580).

### **3. Actions**

#### **General**

Support for the continued allocation of Chapleton OP1 is welcomed. Allowing Chapelton to thrive without undue competition from other allocations is noted, but other allocations have been made to other settlements in Kincardine and Mearns to allow an element of choice and support local services in other locations. These allocations are at a much smaller scale and are generally to provide diversity in location and house types for prospective owners, and to support local services within each of the settlements. Chapelton, however, remains the main source of new housing within the Aberdeen to Laurencekirk Strategic Growth Area.

#### **Flood Risk**

The requirement by SEPA for an FRA for future phases is acknowledged, and existing text within the allocation summary identifies this requirement. However, the need for buffer strips adjacent to all watercourses and appropriate assessments due to the possible presence of wetlands and peat, should be added to the allocation summary for existing OP1.

#### **Services and Infrastructure**

There is existing text under 'Strategic drainage and water supply' stating that major water and waste water infrastructure will be required, and it is considered this is sufficient and as such, no change is required.

#### **Bid KN055**

The comments from HES and SNH are noted, however it is unlikely that the larger area is required to be allocated within the Proposed LDP. It is proposed to concentrate the allocation on the area of land that currently has Planning Permission in Principle, APP/2011/3100, for a new settlement comprising residential (up to 4045 units), commercial, retail and community facilities with associated works. This application was approved in October 2013. A subsequent application for Full Planning Permission was also granted in October 2013 for the first phase of the development for 802 houses, retail, commercial, civic buildings and associated works.

As presented within the Housing Land Audit, it can be seen that using the current build out rates that the initial phase 1 application, along with the other applications for the affordable housing and retirement village, it will take the site well beyond the mid-term review of the next LDP (which is currently programmed for 2025). Should development build out be faster than currently anticipated there would still be the opportunity for more planning applications to be submitted to bring forward the next phase of development, given that there would still be approximately 3000 houses to bring forward from the original planning permission in principle. For this reason, it is not currently felt that there is a need to allocate the larger area of land as a reserved site, or indeed as an allocation. Therefore, no actions are currently required in terms of the concerns raised by the two stakeholders.

Concerns regarding the over reliance on one large site is noted. However, it is not proposed for the larger site to be allocated within the Proposed LDP. It will solely be the area that currently has planning permission in principle that is proposed to be included. This is then allowing for the site to progress development throughout the Plan period. However, it is also noted that there are a number of different allocations within the same corridor as Chapelton and these have been allocated to allow for each of the settlements to grow and develop at a level that provides for the housing need in the area.

Green networks, walking and cycling routes, and protection of semi-natural habitats have all been taken account of in the existing consent for this site. The latter will be identified as protected land.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Update the Vision to better reflect that development has begun within the area and to highlight what the development is proposed to deliver.
2. Introduce protected land into the settlement to protect the community woodland, the balance pond associated with the development and an area to act as an amenity buffer to the A90(T).
3. Amend the site boundary of OP1 to align with the Planning Permission in Principle.
4. Amend the text for the allocation summary for OP1 to include the following statement: "For future phases of development buffer strips are required adjacent to all watercourses running through the site, to be integrated positively into the development, with enhancement watercourses through re-naturalisation and

removal of any redundant features to be investigated. Appropriate assessments may be required due to the possible presence of wetlands and peat.”

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.



# Issue 125 Cookney

## 1. List of Respondents

MIR Ref	Respondents
805	SEPA

## 2. Issues

SEPA has advised that the Settlement Statement should state that there is no public waste water infrastructure in Cookney (805).

## 3. Actions

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan. While it is noted that in Cookney there are no allocations for development this statement should still be included in the text in the case of infill developments.

While no further comments were raised, it is proposed that all the existing trees that contribute to the settlement's setting are protected. Only some of the trees along the western boundary are protected.

## 4. Recommendations

1. Add the following text to the vision statement in the Settlement Statement "In addition, Cookney is not served by public waste water infrastructure."
2. Amend site P1 to include all woodland and protect the two clusters of trees between the church and hall.

## 5. Committee Decisions

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020

provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 126 Drumlithie

## 1. List of Respondents

MIR Ref	Respondents
237	Lochhead Consultancy on behalf of Ms Kim Lees
506	Scottish Natural Heritage
805	SEPA

## 2. Issues

### Existing Site – OP1

SEPA has noted that if the extant planning permission lapses on the existing OP1 site, a Flood Risk Assessment (FRA) may be required (805).

SEPA has indicated that an FRA may be required for part of the existing OP1 site. Furthermore, a buffer strip would be required adjacent to the burn to the north of the site, which should be integrated positively into the development, with enhancement of this straightened watercourse through re-naturalisation. Removal of any redundant features will require to be investigated (805).

### Bid KN001

Scottish Natural Heritage (SNH) has noted that the site contains semi-natural woodland and is adjacent to ancient woodland. The site should also refer to the requirement for cycle routes (506).

Another respondent expressed support for the site on a number of different grounds including the site being a logical extension to the settlement, would enhance the entrance to the settlement, is not at risk from flooding and would complement the OP1 site. It was noted that the site received support from the Reporter during Examination of the current Local Development Plan (LDP), but ultimately it was not included as there had not been any public engagement at an early stage (237).

The respondent also noted that although the site is located on a protected site, the development would not conflict with the aims of this designation or affect the trees which are protected by Tree Preservation Orders (237).

## 3. Actions

### Existing Site – OP1

The request made by SEPA for an FRA is noted together with the need for a buffer strip and watercourse enhancement. These requirements should be included in the Proposed LDP.

### **Bid KN001**

Comments raised by SNH are noted, should the site be allocated for development these points would have to be acknowledged.

The support for the site is noted. In accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Drumlithie has an appropriate amount of land identified for housing to meet local housing needs during the Plan period from the existing site OP1 which is proposed to be split into two sites (OP1 and OP2).

With regards to the above it is not proposed KN001 should be allocated within the Proposed LDP even if the constraints could be overcome.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Amend the Vision to delete the last sentence referencing a mixed-use site, which is now divided in two (OP1 and OP2).
2. Minor descriptive text should be introduced to the descriptions of the protected land P1 and P2.
3. Retain the amended OP1 (and OP2) sites within the Proposed LDP to meet the local housing need for Drumlithie.
4. Add the following text to Settlement Statement: "Flood Risk Assessment may be required for sites OP1 and OP2".
5. Include within the allocation summaries for sites OP1 and proposed OP2 the requirement for a buffer strip adjacent to the burn to the north of the site to be integrated positively into the development, with enhancement of this straightened watercourse through re-naturalisation, and that removal of any redundant features will require to be investigated.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.

3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 127 Drumoak

## 1. List of Respondents

MIR Ref	Respondents
17	Wood E&I Solutions UK Ltd on behalf of National Grid
18	Mr Arwel Davies
25	Mr Geoff Shaw
84	Ms Pam Cole
135	Mr & Mrs Jennifer & Robert Anderson
270	Mr Philip Riddell
431	Halliday Fraser Munro on behalf of CHAP Group (Aberdeen) Ltd
454	Ryden LLP on behalf of Stewart Milne Homes
455	Ryden LLP on behalf of Stewart Milne Homes
456	Ryden LLP on behalf of Stewart Milne Homes
457	Ryden LLP on behalf of Stewart Milne Homes
459	Ryden LLP on behalf of Stewart Milne Homes
506	Scottish Natural Heritage
782	RSPB Scotland
805	SEPA
806	Mr Harry McNab
876	Woodland Trust Scotland
901	PPCA Ltd on behalf of SSPCA
1009	Historic Environment Scotland
1057	Mr Calum Johnston

## 2. Issues

### General

Concern was raised that new housing continues without local knowledge or input from local residents. There is a lack of services in the town, existing and new residents will have to rely on private car to access shops. There is no strategic need for new housing in Drumoak. There is a lack of speed control measures on the A93 through the village (270).

There is demand for development, with current projections of 5 completions a year not sufficient to meet demand (431).

### Services and Infrastructure

SEPA has noted that there is no reference to waste water drainage in the Draft Proposed Local Development Plan for Drumoak, and have requested that this be

confirmed with Scottish Water to ensure sufficient capacity can be provided within the sewage treatment works. If not, an upgrade may need to be highlighted (805).

### **Existing Site - OP1**

Support was received for the continued allocation, suggesting reference to flood risk should be removed as this was not an issue during planning application (459).

### **Bid KN034**

One respondent highlighted that the bid is for 50 houses now, with 128 as a “future” inclusion for mid-term review of the Plan. They identify that the site lies north of A93, on the same side as the school so providing safe access. The pipeline through part of the site can be realigned. Phasing and landscape shelter belts can address local landscape impacts, and development can enhance the gateway to Drumoak. Education and drainage were not cited as constraints for site KN128, so should not be an issue here, and the site is not within protected land. The northern part could be removed to preserve Drum Castle Estate, with 110 houses in two phases on the lower part of the site (454).

One response suggested the site should be a longer term “reserved” site (459). One respondent identified the site is close to gas pipelines, and statutory clearances for overhead lines must not be infringed (17).

Scottish Natural Heritage (SNH) consider that development, particularly on the steeper slopes, would incur likely significant adverse landscape and visual impacts (506).

One respondent considers development would have potential impacts on Ancient Woodland (876).

### **Bid KN035**

One respondent has highlighted that the bid seeks 123 homes proposed in total, with 50 now and the balance as “future” provision at mid-term review of the Plan. The Main Issues Report (MIR) does not acknowledge intended phasing of development. The site is outwith protected land, within a tightly defined landscape and will not impact on the setting of Drumoak, or be visible from distant viewpoints. A second access from C35k, with enhanced widened pavements and lighting, can be provided. Phasing would control education impacts, and a pedestrian crossing on A93, coupled with existing footpaths, would provide a safe route to school. Development could cater for parking for the Post Office. The site is considered better than bid KN128, as it is closer to the school, provides long term development, can provide land to expand the Waste Water Treatment Works (WWTW), and is capable of providing safe crossing of A93 (455).

One respondent adds that the site has less constraints than bid KN128 (457), with further supporting comments stating it could provide parking to serve the nearby Post Office (459). SNH would require, if allocated, a site brief to ensure adequate biodiverse open space and active travel provision. The core path should be retained/upgraded if necessary and links to/from this within the development provided (506).

**Bid KN036**

One respondent has outlined that the site should be a reserved site for mixed use development for the long-term growth of Drumoak, on the proviso of bids KN034 or KN035 being allocated initially, with part being future development. The site is next to the school and well related to the settlement. The pipeline can be realigned.

Development would pose no impact on Drum Castle due to distance, topography and landscaping. Education and drainage were not cited as constraints for site KN128, so should not be an issue here. Development can provide additional services and facilities, including additional land for a primary school. Allocation of bids KN034 and KN035 would provide critical mass to justify additional facilities and services which could be delivered on this site, such as retail (456).

Another respondent considers the site should be a longer term “reserved” site (459).

One respondent identifies the site is close to gas pipelines, and statutory clearances for overhead lines must not be infringed (17).

SNH would require, if allocated, a site brief to ensure adequate biodiverse open space and active travel provision (506).

**Bid KN037**

Several concerns were raised about this site, with one respondent stating the site is out of scale and would significantly alter the character of the village, constituting ribbon development that would be isolated from local services and would be reliant on access by private car. Development could impact on Drum Castle. The access via a narrow road, and no street lighting, is insufficient (18, 84, 135, 1057). The land is valuable agricultural land (18, 84), and development could impact on valued accessible recreational countryside walks and wildlife (18, 84, 135).

Further concern was raised in relation to development impacting on an adjacent steading development and there being no overriding public interest in allocating this site (84).

One respondent identified that the area north of the site is home to a variety of wildlife which would be impacted upon. Adjacent land is at risk of flooding during periods of heavy rainfall, and development of this site could add to flood risk, and the site is green belt (135).

One respondent stated waste water capacity is an issue (1057).

SNH would require, if allocated, a site brief to ensure adequate biodiverse open space and active travel provision (506).



Support for allocation was provided by one respondent, who stated the site should be allocated for leisure/outdoor recreation uses, the site is flat and bound by mature trees and is not at risk of flooding. The site has good access from the A93, and the site should be removed from the green belt (901).

### **Bid KN038**

Several concerns were raised about this site, with one respondent stating the site is out of scale and would significantly alter the character of the village, constituting ribbon development that would be isolated from local services which would be reliant on access by private car. Development could impact on Drum Castle. The access via a narrow road, and no street lighting, is insufficient (18, 84, 135, 1057). The land is valuable agricultural land (18, 84) and development could impact on valued accessible recreational countryside walks and wildlife (18, 84, 135).

Further concern was raised in relation to development impacting on an adjacent steading development, there being no overriding public interest in allocating this site (84).

One respondent identified that the area north of the site is home to a variety of wildlife which would be impacted upon. Adjacent land is at risk of flooding during periods of heavy rainfall, and development of this site could add to flood risk, and the site is green belt (135).

One respondent stated that waste water capacity is an issue (1057).

Supporting comments were received, with one respondent stating that the site should be allocated for housing for the elderly. The site is relatively flat but has no well-defined boundaries, and is not at risk from flooding (901).

### **Bid KN064**

One respondent provided detailed supporting comments for the site, outlining that Waste Water Treatment Works (WWTW) upgrade is a simple technical solution to facilitate development. The Dee Valley Special Landscape Area does not prevent development, but guides it to best locations, and a Landscape and Visual Impact Assessment found that the woodland provides screening to ensure development would only have a moderate impact. The respondent identified that the site is popular and marketable, and would contribute to deliverable and sustainable housing at a settlement level (431).

Development can provide a range of densities, with 150 homes as affordable housing. The respondent considers the site is an excellent opportunity to deliver 600 homes, with a small business park, village centre (including retail, leisure and community uses), open space provision and traffic safety measures, and the site is soon to cease as a quarry and therefore will be deliverable. Affordable housing can be delivered early, and self-build plots promoted. The site is previously used, so presents a unique sustainable development opportunity. Public consultation identified this as a place

where people want to live. The site is within a local growth and diversification area, and in the Aberdeen Housing Market Area, so is well placed to deliver a sustainable mixed use development (431).

Development does not require a new access on to the A93, and additional public transport is proposed. The only wider road upgrades are at the B9077 and B979, with the site being accessed from the B9077 (South Deeside Road), and options could be considered to upgrade or strengthen Park Bridge. The site is well connected to the Deeside Way and National Cycle Network, with pedestrian links to Drumoak to be retained. Phasing can be tied in to minimise education impacts at Durris and Drumoak Primary Schools and Banchory Academy, and land can be set aside within the development for education purposes if required. The WWTW will be upgraded as required. Development would not impact on the River Dee Special Area of Conservation (SAC). Any potential contamination issues would be dealt with. The site is well above flood levels, and drainage would incorporate a sustainable drainage system (SuDS). A full Environmental Impact Assessment has been carried out, which shows the site is of low ecological value, and sensitive areas can be factored into a Masterplan. The site is in single ownership and can deliver a form of development similar to Chapelton (431).

One respondent suggested it would be ecologically beneficial restoration of the former quarry would be welcomed (782).

SNH would require, if allocated, a site brief to ensure adequate biodiverse open space and active travel provision, including links to the Deeside Way (506). Historic Environment Scotland outline that development would potentially impact on setting of Category B listed Keith's Tower and Category A listed Park Bridge (1009).

### **Bid KN128**

One respondent identified concerns, particularly road safety for school children crossing the A93. They believe the site has not been considered with regard to residents of Deevie Gardens and Irvinemuir Park, and inconsistently considered compared to other sites in Main Issues Report. Providing connectivity to/from the site would impact on adjacent residents in Irvinemuir Park and Deevie Gardens and increase traffic on the road towards Park Bridge. Development would have significant impact on the local landscape, and would impact on natural heritage, particularly woodland and wildlife. There are no local services or amenity provisions to support development, and the waste water capacity and education capacity concerns applied to other sites seem not to have been applied here. Development would also impact on local air quality (270).

Further concern was raised in relation to constraints preventing delivery of the 35 homes detailed in the bid. 70% of the site is within Protected Land site P4, which has been overlooked in the Main Issues Report (MIR), and there was a lack of reference to impacts on the Dee Valley Strategic Landscape Area. The land required to expand the Waste Water Treatment Works (WWTW) is not in the same control as the site, deliverability is therefore questioned (457).

One respondent suggested another island crossing on the A93 would be required (25). One respondent provided supporting comments, stating the WWTW upgrade is a simple technical solution to facilitate development, and the Dee Valley Special Landscape Area (Dee Valley SLA) does not prevent development, but guides it to best locations. The site is located on a tributary of the River Dee Special Area of Conservation, but this would not seem to prevent development of the site (431).

One respondent expressed concern in relation to the retention of the pond and woodland, stating the number of homes should not be increased to 49 and rather remain at 35. The MIR should have allocated an extension to the site to the south, which could accommodate 49 homes on a larger site to overcome difficulties in accommodating the provision on the originally submitted site, allowing the pond and woodland to remain. The required additional land to extend the bid site poses little impact. Overall, the site is a logical expansion of the village (806).

SNH consider the site should include a link directly to the Deeside Way (506).

SEPA has identified that a Flood Risk Assessment (FRA) may be required for this site. In addition, a buffer strip will be required adjacent to the burn to the north of the site and the pond which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

### **3. Actions**

#### **General**

Concerns raised in relation to public engagement and input from local residents highlight the need for the public to engage with the planning process, particularly the Local Development Plan process that is currently ongoing.

The lack of existing services and amenities in the town is noted, as are concerns in relation to reliance on the private car and road safety issues for pedestrians crossing the A93.

Points were raised both for additional housing and those stating there is no need for additional housing are noted, and it is a balanced consideration to ensure adequate housing land supply is maintained in an appropriate manner.

#### **Services and Infrastructure**

Information received from Scottish Water has highlighted that there is limited waste water drainage capacity. Text should be added under "Strategic drainage and water supply" to reflect the current position with regard to waste water drainage.

#### **Existing Site - OP1**

The site is due for completion in 2019, and whilst there is support for continued allocation this may not be necessary should the site be built out.

### **Bids KN034, KN035 and KN036**

The three sites are similar in nature, albeit located at different sides of the existing settlement. The three sites received similar responses. Comments relating to phasing and the majority of each site being for future allocation are noted. The general comments to counter the findings of the Main Issues Report do not necessarily facilitate solutions or overcome the constraints, and concern does remain in relation to the wider landscape impacts, and education and sewage capacity for developments of this scale.

It is accepted that the sites are all well related to the existing settlement, but comparisons to site KN128 are not relevant; the size of the site and scale of development proposed, and subsequently the scale of impact, is significantly different between KN128 and these sites, particularly in relation to integration into the wider landscape.

One respondent suggests the site is deliverable, but almost any site is deliverable, and this site does not represent the best scale of development on the best development site in the right places.

### **Bid KN037 and KN038**

The sites are effectively a combined proposal to deliver housing for the elderly (KN038) and recreational/leisure uses on adjacent land (KN037).

Multiple concerns have been received in relation to the isolated setting of the sites, reliance on the private car, and issues with the existing local road network that serves the site. Further impacts on built heritage (Drum Castle), existing recreational walking routes, wildlife and the landscape setting were also raised, along with potential flood risk from surface water run-off.

Supportive comments were received that simply identified the sites as being relatively flat, with site KN037 well defined by trees and site KN038 is not at risk of flooding.

### **Bid KN064**

The site is adjacent and overlaps an existing quarry and was the subject of a previous application (APP/2015/3696) for a larger development of 1500 houses, encompassing this site and land to the west, which was withdrawn.

One respondent provides detailed supporting comments, identifying potential solutions to a number of constraints and identifying that the site is deliverable and would provide a new sustainable settlement. The respondent identifies that vehicles would utilise the South Deeside Road, negating the need for a Park Bridge upgrade, and further impacts on junctions on the A93.

The most recent consent for the quarry (APP/2016/0708) has conditions in place for the restoration of the site once mineral extraction has ceased. Therefore, development is not required to remedy and restore the site, and justification for allocation on this basis has little merit. A further application for the extension of the life of the quarry until 2022 is being sought.

The site is of a large scale, isolated from the existing settlement and subsequently would pose considerable impacts on local services and infrastructure, the local landscape and the local, and potentially wider, transport network. Whilst the site lies in the Aberdeen Housing Market Area, it is outwith the Strategic Growth Corridor where development of this scale should be directed.

### **Bid KN128**

Concerns in relation to integration with adjacent streets is noted, as is the need to ensure safe crossing of the A93.

The concerns relating to education capacity and waste water treatment are prevalent for all bid sites at Drumoak, but this site represents the smallest proposed, and therefore development of least impact on existing services. Capacity does exist for modest development, but not the scale of development proposed in other bids. There is no inconsistency of approach.

Concern in terms of delivering the housing density and retaining the woodland and pond are noted, but the suggestion to expand the site to accommodate an increase in housing number is not appropriate as this would eradicate established woodland.

Whilst the site does cover part of the existing P4 designation, the pocket of woodland and pond within the protected area should be preserved through development. The woodland at the edges of the site, covered by the P4 designation, would enclose and screen the site from the wider landscape. There are various ways to address the deliverability of the full number of units within the site, such as denser blocks of development in the form of flats, townhouses or terraces, rather than extending the site into woodland. Alternatively, the site could remain at 35 units, as submitted in the initial bid, but its size reduced to exclude the existing pond and woodland. We would perceive the developable area is around 1.5 hectares due to the topography and shape of the site.

The request made by SEPA for text to be added to identify the requirement for an FRA and buffer strip is considered appropriate, and should be included in the allocation summary in the Proposed LDP.

### **The Draft Local Development Plan**

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Update the Vision to remove references to “the new primary school” and to “no growth necessary prior to 2022”.
2. Add to the Vision the lack of new small-scale housing for the local community, and lack of employment opportunities in the village. Also highlight concern about road safety when crossing the A93, and lack of parking at the school, church and Post Office.
3. Add the following text under ‘Services and Infrastructure’: “Strategic drainage and water supply: Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.”
4. Update existing OP1 site to reflect the current status of the site.
5. Allocate bid KN128 for 35 homes at a reduced scale (excluding the pond and woodland), with parameters set to avoid woodland loss and retain and avoid impacting upon waterbodies, stating that an FRA may be required and: “A buffer strip will be required adjacent to the burn to the north of the site and the pond, which should be integrated positively into the development. The birch woodland on the south east of the site must also be retained as a site feature. These features are protected as P[x]. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.”
6. Add new Protected Land designation within KN128 to protect the existing pond and woodland, and link them together.
7. Amend P4 Protected Land designation to border bid KN128 allocation.
8. Add new Protected Land designation to ensure a natural buffer is provided between bid KN128 allocation and existing P4.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 1 to 4 at their special meeting on 20 and 21 August 2019. The Committee agreed not to support recommendation 5 (the allocation of bid KN128 for 35 homes), which makes recommendations 6 to 8 redundant (protected land).
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.

3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 128 Edzell Woods and Newesk

## 1. List of respondents

MIR Ref	Respondents
280	Angus Council
805	SEPA

## 2. Issues

Angus Council noted that so long as the access and capacity issues at the A90(T)/A937 junction is resolved through the planned grade separated junction improvements then the continued allocation of the OP1 site is not considered to have any land use issues for them (280).

SEPA has requested that the text, “Parts of Edzell Woods are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement (805).

## 3. Actions

A similar issue with regards to roads infrastructure was noted within the preparation of the current Local Development Plan 2017. Within the Examination Report it is noted by the Planning Authority that there is no argument to require development at Edzell Woods and Newesk to contribute to roads infrastructure works at Laurencekirk. Development at Edzell Woods and Newesk require to contribute to an upgrade to the A90 North Water Bridge junction, this is one of the planning conditions associated with the application, which has been granted subject to a Section 75 Agreement. The same position was taken by the Reporter in the summary of the issue.

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan.

## 4. Recommendations

1. Add the following text to Settlement Statement: “Parts of Edzell Woods is in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
2. Site OP1 should be retained within the Proposed Local Development Plan and developed out in accordance with the conditions associated with the planning application.



## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 129 Fettercairn

## 1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA
939	Savills (UK) Ltd on behalf of Fettercairn Estate

## 2. Issues

### Flood Risk

SEPA has identified the need for a Flood Risk Assessment (FRA) in relation to existing site OP1, which should be highlighted in the Settlement Statement under 'Flood Risk' (805).

### Services and Infrastructure

SEPA has advised the need to confirm the status of the Fettercairn Waste Water Treatment Works growth project (805).

### Existing Site – OP1 (Bid KN048)

Support has been given to the continued allocation of OP1 (939).

SEPA has noted that the site is adjacent to activities that are regulated under a Waste Management License, Pollution Prevention and Control (PPC) or Controlled Activities (CAR) License. There may be co-location issues which Environmental Health will need to advise on the compatibility of the site with the existing adjacent regulated activities. The developer must ensure the proposed development will not have any negative impacts on the distillery abstractions (805).

Scottish Natural Heritage (SNH) has advised that a suitable riparian buffer should be in place between the Crichton Burn and the proposed development (506). This requirement has also been identified by SEPA, with the buffer to be integrated positively into the development. Enhancement of the watercourse through any re-naturalisation and removal of any redundant features will require to be investigated (805).

SNH has also advised that there should be text included in the allocation summary to identify the key natural heritage assets and the key opportunities for the integration of green infrastructure within future development, including adequate biodiverse open space and active travel (506).

A respondent has requested that one sentence in the allocation summary relating to the provision of affordable housing is changed from, "This should be delivered as part of the early phases of development" to "This should be delivered as part of the development" so as not to restrict the delivery of affordable housing (939).

### **3. Actions**

#### **Flood Risk**

The request made by SEPA for additional text to be added to the Settlement Statement to state the requirement for an FRA in relation to existing site OP1 (bid KN048) is considered appropriate. It is proposed that flood risk should also be identified for the adjacent site, P3.

#### **Services and Infrastructure**

Information received from Scottish Water confirms that the growth project identified in the LDP 2017 has been deferred. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria.

#### **Existing Site – OP1 (Bid KN048)**

Support for the continued allocation of site OP1 is noted.

As part of any planning application that is submitted for the site, Aberdeenshire Council would consult with relevant stakeholders in order to check if adjacent uses are compatible. Given the size of the site, it would also be subject to a major pre-application meeting, which would allow all relevant stakeholders to discuss the best way forward for the site. This would then allow the site to be designed in a way that ensures that the extension of the site does not hinder the ongoing operation of the Distillery.

With regards to the riparian buffer that SNH and SEPA have requested, this could be incorporated into the allocation summary for the site to ensure that this protection is included in any planning application for the site.

In response to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Fettercairn Estate asks for the text within the Proposed Local Development Plan (LDP) allocation summary to be updated with regards to the affordable housing statement. They are concerned that this restricts the flexibility of the delivery of the affordable housing. Although the intention of the allocation summary is to highlight that affordable housing should be delivered from the start of the development and throughout, this is not inherently clear by the current allocation summary. It is therefore proposed that the allocation summary for site OP1 is updated to reflect this.

#### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

Since the publication of the Draft Proposed LDP, it is proposed that the settlement boundary is amended to the southeast to exclude a field that is within the Fettercairn Conservation Area, but has no land use allocation.

## **4. Recommendations**

1. Amend the Vision to reflect local community concerns regarding the southern bypass linking the A966/ A974, and the need to resolve access through the Royal Arch.
2. Add text under 'Flood Risk' stating that an FRA will be required for sites OP1 and P3.
3. Amend text under 'Strategic drainage and water supply' to state that "Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria".
4. Include OP1 in the Proposed LDP at the increased capacity of 60 homes.
5. Add a statement in the allocation summary for OP1 to identify the need for a riparian buffer which is to be integrated positively into the development, and that enhancement of the watercourse through any re-naturalisation and removal of any redundant features will require to be investigated.
6. Amend the settlement boundary to the south east to exclude a field between the B9120 and B974 that is within the Fettercairn Conservation Area.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 2 to 6 at their special meeting on 20 and 21 August 2019. The Committee agreed that recommendation 1 should be amended to read:  
  
Amend the Vision to reflect local community concerns regarding the southern bypass linking the B966 / B974.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 130 Findon

## 1. List of Respondents

MIR Ref	Respondents
113	Dr John Reid
234	Portlethen & District Community Council
506	Scottish Natural Heritage
534	Mackie Ramsay Taylor on behalf of Mr & Mrs Graham Shand
535	Mackie Ramsay Taylor on behalf of Mr & Mrs Graham Shand
606	Mr & Mrs Mike & Karen Bennett
805	SEPA
971	Dr Linsey Hunter

## 2. Issues

### Services and Infrastructure

SEPA has highlighted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Findon. The settlement has public sewers, and is part of the network served by Nigg Waste Water Treatment Works (WWTW). SEPA has requested that it is confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg WWTW and network infrastructure, to ensure sufficient capacity can be provided (805).

### Flood Risk

SEPA has requested that the text “Parts of Findon are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement (805).

### Protected Land

A respondent suggested that to protect the land between the railway line and the coast from all development as it needs to be preserved against coastal erosion and to be used for walking and tourism in a responsible manner (971).

### Bid KN084

Concerns have been raised with regards to the site being in a very visible location which would result in the change to the character of the village (113). The site would lead to urbanisation of the countryside (113). Another respondent objects to the site on the basis of the scale of development proposed (234).

The land around Findon is productive agricultural land and development would be better located around Portlethen where there is low grade agricultural land (113). The site is also located within the coastal zone and the special landscape area (234). The

development of the site would have a negative impact on the undeveloped coast, landscape and nature conservation site (606).

One respondent noted there is inadequate access to the site (113). There is inadequate infrastructure in the village to support new development and will increase the need for non-sustainable travel along the single-track road which is inadequate for additional traffic (113, 606). There is insufficient capacity at local schools and the road infrastructure (234). Sewerage and electricity capacity may be stretched (606). The proposal would bring no social or economic benefit to residents of Findon (606).

Scottish Natural Heritage (SNH) has noted that potential links should be explored to link this site with the National Cycle Route 1 and that the development of the site is unlikely to have a negative effect on the Findon Moor SSSI (506).

Support was received for the Officers' assessment to include the site within the Proposed Local Development Plan for 11 houses. It was also noted that the site physically relates well to the settlement, has no impacts on major infrastructure and has no significant environmental impacts (534).

#### **Bid KN085**

The development would increase the village by over 50% resulting in overdevelopment (113, 234). It would also result in coalescence with the Industrial Estate (113, 234) and is inappropriate development for the village and would be better located somewhere with access to services (113). Another respondent noted that there are capacity constraints associated with education and health in Portlethen (234).

Concerns were also mentioned with regards to the site being in a very visible location which would result in the change to the character of the village (113). The site would lead to urbanisation of the countryside (113).

The land around Findon is productive agricultural land and development would be better located around Portlethen where there is low grade agricultural land (113). The site is also situated within the coastal zone (234). The development of the site would have a negative impact on the undeveloped coast, landscape and nature conservation site (606).

There is inadequate infrastructure in the village to support new development and will increase the need for non-sustainable travel along the single-track road which is inadequate for additional traffic (113, 606). It was also noted that sewerage and electricity capacity may be stretched (606). The proposal would bring no social or economic benefit to residents of Findon (606).

SNH noted that the National Cycle Route 1 is on the northern and eastern boundary of the site (506).

The respondent sought to address concerns raised in the Main Issues Report by reducing the site to 22 homes. It is argued that a phased development of 22 homes sensitively designed would not significantly alter the character of the village. It was acknowledged that a large buffer strip would be provided to avoid coalescence with the industrial estate and would also act as a green gateway to the site. It was proposed as part of the development that a play park would be integrated into the development (535).

### **3. Actions**

#### **Services and Infrastructure**

Information received from Scottish Water confirms there is sufficient capacity for existing site OP1/bid KN084 (11 homes). No action is required.

#### **Flood Risk**

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

#### **Protected Land**

There is a policy within the LDP, R1 Special Rural Areas that provides guidance on coastal zone development. It should be noted that the area of land raised by the respondent is all currently located within the coastal zone. This policy currently offers sufficient protection to the area of land between the railway line and coast, therefore there is no need for any further protection for this land. This designation is under review within the Main Issues Report. In any event the land is "countryside" which has particular criteria to allow development.

#### **Bid KN084**

The site is well related within the settlement however it is acknowledged that it is a relatively large allocation for a settlement of its size. It is deemed however, that this is the most appropriate way to allow the settlement to grow and not stagnate. As the settlement is surrounded by the coastal zone there is limited opportunity for Findon to grow, as opportunities for infill development are also limited. This site should be seen as an opportunity for planned expansion to the settlement. The concerns raised with regards to the site changing the character of the village is something that would be considered as part of any planning application to ensure that the development proposed was appropriate for the area. Ensuring that development does not adversely impact upon the character and amenity of the area is a key planning consideration.

Comments made in relation to education constraints are noted, however, these would be assessed at a planning application stage where appropriate developer obligations, if required, would be taken. It should, however, be noted that it is likely that the site would be phased over a number of years rather than all being developed at the one time. This would then lessen the impact that the development would have on the educational facilities within the area.

In terms of the comments received from SNH it would be appropriate to include a sentence within the development brief to encourage connections from the site to the National Cycle Route 1.

### **Bid KN085**

Several comments were received in objection to the site for a number of different reasons including overdevelopment, lack of infrastructure and services and negative impact on the landscape and village setting. These comments are all noted, and it is considered that the site would lead to overdevelopment even at the reduced rate proposed through the representation.

Taking this information into account there is not a strategic need to allocate further development opportunities in Findon. Coupled with this, there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the Strategic Development Plan requirements through the allocation of the KN084 site.

### **The Draft Proposed Local Development Plan**

Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Include within the Vision a brief description of the housing styles within the village.
2. Add 'Flood Risk' to the Settlement Statement with the following text included: "Parts of Findon are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
3. Allocate bid KN084 for 11 homes within the Proposed LDP and include a statement within the allocation summary about making connections to the National Cycle Route 1.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020



provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 131 Fordoun

## 1. List of Respondents

MIR Ref	Respondents
203	Norr on behalf of Mr & Mrs Mackenzie
432	Ryden LLP on behalf of M T Mitchell
506	Scottish Natural Heritage
821	Mr Harry McNab

## 2. Issues

### Existing Site – OP1

A respondent objected to the removal of the OP1 site from the Local Development Plan (LDP), as the reasons included in the Main Issues Report (MIR) are out of date (821). There is no longer an ownership constraint and a planning application was recently submitted and this is reflected in the 2019 Housing Land Audit, which identifies the site being part of the 5-year effective land supply (821).

### Existing Site – BUS2

It was requested that the land at the Former Fordoun Aerodrome runaway that has planning permission (APP/2014/1943) be included in the BUS2 designation (432). The respondent also requested another area of land (north west of Balfeich Saw Mill), which extends to 6.6Ha be included in the BUS2 site as it is in an already established industrial area in the Strategic Growth Area (SGA) with good transport links and required infrastructure (432).

### Bid KN105

One respondent has requested that bid KN105 be allocated in the Proposed LDP. The respondent has previously noted several reasons as to why the site should be allocated including the fact that the only site allocated in the LDP 2017 (OP1) is proposed to be removed. Therefore, this bid site is not considered to be of a scale that would result in overdevelopment of the village. The Reporter also looked at this site in combination with OP1, but this now has to be reconsidered due to the removal of OP1. It was also noted that Fordoun provides an ideal location for development and is located within the SGA (203).

The respondent noted that the site could be phased to deliver sustainable growth and it is proposed to reduce the allocation from 45 homes to 30 homes with the remaining land becoming reserved for future growth (203).

It was agreed that the site is located on prime agricultural land, but this should not preclude the site from being included in the Proposed LDP, as noted within Scottish Planning Policy (SPP), there are reasons for allowing development on prime agricultural

land. It was also noted that with reference to flooding issues the development proposes SUDs to provide the necessary attenuation (203).

Due to the proposal for a large employment site at BUS2, it was seen that this should be compensated with a housing allocation to try and reduce the car dependency of people driving large distances to work (203).

It was noted that there is sufficient education capacity at the primary school to serve the development of the site. Capacity at Mearns Academy is forecast to go over capacity, but the development would only have a small impact on this capacity issue and should not be excluded for that reason. It was not considered that the WWTW capacity is a significant issue as there is enough capacity at Laurencekirk WWTW and therefore should not prevent the allocation within the Proposed LDP (203).

It was agreed that the site is within the pipeline consultation zone, but sufficient mitigation has been implemented in the layout and any application would be mindful of this to ensure that the hazard is appropriately mitigated (203).

Concerns with the access to the site should be reconsidered, as it is thought that the current access arrangements are likely to be suitable due to the scale of development proposed (203).

SNH has noted that if the site is allocated then reference will be required within the allocation summary for providing adequate biodiverse open space and active travel provision. It was also noted by SNH that if allocated, the straightened watercourse on the western boundary should be enhanced/restored to form an attractive feature to the development (506).

### **3. Actions**

#### **Existing Site - OP1**

The MIR proposed to remove the OP1 site on the basis of non-delivery. A planning application to seek Planning Permission in Principle for residential development has since been received by the Planning Service (APP/2019/0497). This application is currently pending decision. Within the Housing Land Audit 2019 the site has been changed to an effective site with completions from 2021 onwards. Given this information above it would seem appropriate to reallocate the OP1 site in order to allow the site to be delivered.

#### **Existing Site - BUS2**

It is indicated within the vision of the Draft Proposed LDP that the land that has been safeguarded within the BUS2 site is land within the area that has planning permission for employment uses. In that regard it is seen appropriate to include the narrow strips of land that have planning permission (APP/2014/1943) within the Proposed LDP. It is not seen that it is necessary to include the additional land (field) as requested, as that land does not have any planning permissions associated with it.

## **Bid KN105**

There were several reasons given as to why the site should be included and it is acknowledged that the site could be reduced from the original bid of 45 homes to 30 homes. However, even with the reduction in numbers, there is still concerns about the development being located on prime agricultural land and the loss thereof. It is acknowledged that there are certain circumstances where development can be located on prime land, but it is not felt that in this instance there are overriding reasons for this to occur. Issues regarding the viability of the site using a new section of road from the C class road to Auchenblae remains unanswered. The new BUS2 allocation only safeguards existing businesses or land that has planning permission; it does not allocate any new employment land.

It is therefore not proposed to include this site within the Proposed LDP. As the site is not being proposed to be allocated there is no action required at this time with regards to the comments from SNH.

## **The Draft Proposed Local Development Plan**

A number changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Include within the Vision, a statement with regard to the areas which currently have planning permission being included at Fordoun Aerodrome.
2. Retain OP1 within the Proposed LDP as steps have been taken to deliver and the site is effective in the Housing Land Audit 2019.
3. Include BUS2 within the Proposed LDP, and extend the boundary to include the land with permission subject to APP/2014/1943.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020

provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 132 Gourdon

## 1. List of Respondents

MIR Ref	Respondents
341	Mr William Heath
506	Scottish Natural Heritage
594	Norr on behalf of Fotheringham Homes
805	SEPA

## 2. Issues

### Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) uses former text 'insufficient capacity but growth project has been initiated'. It should be noted that the local waste water treatment works (WWTW) has been abandoned, and all waste water is now pumped to Nether Knox WWTW for screened discharge to the sea. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox, and the wording revised accordingly (805).

### Protected Land

Support was received for the inclusion of the P2 site within the Proposed Local Development Plan (341).

### Bid KN135

A respondent has requested that bid KN135 be allocated as it has good accessibility and is situated close to services and facilities. The proposal has been reduced from the original bid of 67 homes to 49 homes and is a natural extension to the settlement providing a variety of house types, sizes and tenures (594).

Development would present the opportunity to attract and boost the local services, including the primary school which has capacity. A link to the coastal path will be made and access could be taken from Brae Road. A tree buffer would be provided on the northern boundary of the site. The site would have the ability to improve the public open space within the settlement including the Gourdon Pavillion (594).

There would be a loss of prime agricultural land but not to the same extent as originally proposed. It is a sustainable approach to development that does not seek to utilise all land for development. It was acknowledged that the original bid site was not sympathetic to the potential impact on views. This has now been considered within the reduced proposal and it is also proposed to extend the landscape buffer to the north of the site. The bid is also adjacent to the cemetery (which is close to capacity) and leaves ample space for an extension to the north along with an area for car parking (594).

Gourdon would be able to help towards housing delivery along with the larger housing allocations within the Aberdeen to Laurencekirk Strategic Growth Area (594).

Concern was also raised that the settlement does not have the infrastructure to support more housing as there has recently been a large increase in the size of the settlement (341). This could be resolved by the site meeting Scottish Water's 5 growth criteria and is therefore not an overbearing constraint (594).

Scottish Natural Heritage (SNH) has noted that any site brief is required to ensure adequate biodiverse open space, active travel provision and links to the core path network are sought. It was also noted that the site is poorly located in relation to the historic core and runs perpendicular to the road and coast contrary to the rest of the settlement. SNH has also noted that the site is likely to significantly detract from the special qualities of the Special Landscape Area and interrupt the arrival experience on approaching the settlement (506).

One respondent noted that the site should not be supported as it would increase traffic in the area and there is only one way into and out of the settlement. It was also noted that the site should not be supported as the primary school is almost at capacity and would have an unacceptable impact on the village setting and landscape. If more housing was required then this would not be the best location, a better location would be behind Sillyflatt farm as it would have a minimal visual impact (341).

### **3. Actions**

#### **Services and Infrastructure**

Text should be added to reflect the current position with regard to waste water drainage, as advised by SEPA.

#### **Bid KN135**

Several good reasons have been presented stating why the site should be allocated within the Proposed LDP, but the landscape impact that the site would have on the settlement outweighs the positives of the bid KN135. This includes at the reduced rate, as proposed through the representation to the Main Issues Report.

Taking into account the information and in accordance with the Aberdeen City and Shire Strategic Development Plan, sufficient additional housing land allocations are identified in the Rural Housing Market Area. On this basis, there is not a strategic need to allocate further development opportunities in Gourdon.

#### **Protected Land**

The support for maintaining the protected site within Proposed LDP is welcomed.

## The Draft Proposed Local Development Plan

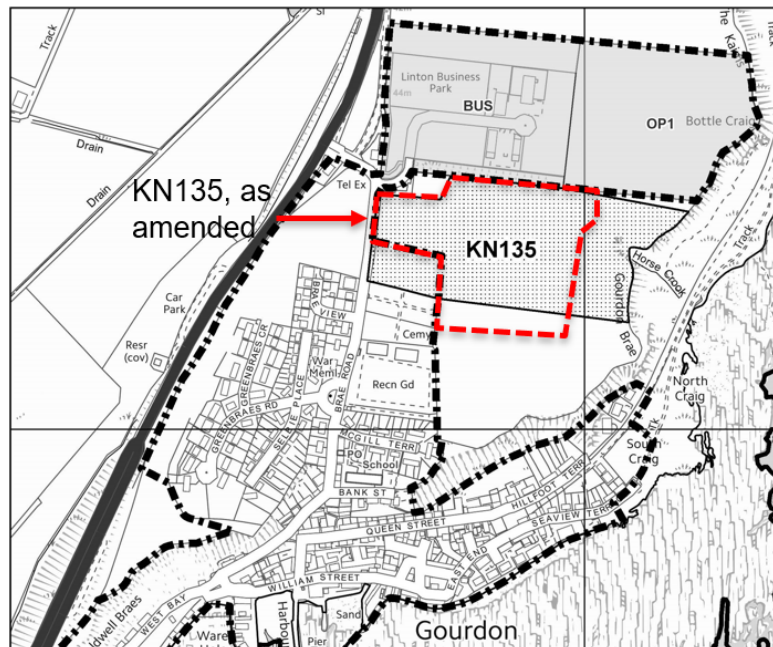
A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### 4. Recommendations

1. Include within the Vision, a statement to reflect the local community's desire for the business park to be promoted, a place to socialise (e.g. café), potential new opportunities with the harbour and also traffic calming so there are safe crossings for children going to and from school.
2. Amend existing text under 'Strategic drainage and water supply' to state: "All waste water is pumped to Nether Knox WWTW for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed growth is within the design criteria for Nether Knox."
3. Include two new protected sites within the Proposed LDP, one to conserve the recreation ground and the other for education and community uses.

### 5. Committee Decisions

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019. They also agreed to add bid KN135, as amended, for 49 homes.





2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 133 Inverbervie

## 1. List of Respondents

MIR Ref	Respondents
341	Mr William Heath
506	Scottish Natural Heritage
805	SEPA

## 2. Issues

### Services and Infrastructure

SEPA has noted that there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Inverbervie, and that it should be noted that the local waste water treatment works have been demolished, and all waste water is now pumped to Nether Knox for screened discharge to the sea. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox, and wording in the Proposed LDP revised accordingly (805).

### Existing Site – OP1

One respondent feels that the OP1 site should be reduced in scale as it would ruin the open countryside feel and overwhelm the farm buildings in the area by obscuring an iconic steading. It is also noted by the same respondent that the allocation should not go as far south and stop at the Inverbervie road sign (341).

Site OP1 should not be developed as it has a high visual amenity (341).

Road access issues could be resolved by creating a new access road to the west from the A92 to the south of the playpark (341).

There should be a buffer zone between Gourdon and Inverbervie on the landward side of the A92 to match P6 to provide balance (341).

SEPA has noted a buffer strip will be required adjacent to the watercourse on the south east boundary which should be integrated positively into the development (805).

### Bid KN130

Scottish Natural Heritage (SNH) has noted that the National Cycle Network 1 is located adjacent to the site. The same respondent also notes that there is semi-natural broadleaved woodland to south of site (506).

### New Site

If more housing is required, it should go west of Townhead, where development has already taken place and would have less of an impact on the original townscape (341).

### **3. Actions**

#### **Services and Infrastructure**

Text should be added under 'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.

#### **Existing Site – OP1**

A Masterplan for this site was agreed by Kincardine and Mearns Area Committee in 2015. Within the Masterplan it shows that there are to be allotments and a woodland walk between the new housing development and the current farm buildings, which should help to alleviate the concerns raised by the respondent.

The Masterplan highlights the potential layout for the site, which includes a large amount of open space and also strategic planting, which should help to reduce the visual impact of the site. This means that there is no requirement to reduce the size of the allocation, it is worth noting given the size of the site the development will be delivered on a phased basis to help the site integrate into the townscape.

With regard to creating a new road access off of the A92 to the south of the playpark, the Masterplan includes this element as part of the overall development of the site. The Masterplan will be a material consideration in determination of any planning application which will thus include this access off the A92 unless other material considerations require otherwise.

On the landward side of the A92 there is strategic landscaping to the south of the OP1 site, which as mentioned above, will help to reduce the visual impact of the site, but it will also prevent any coalescence between Inverbervie and Gourdon.

The requirement for a buffer strip identified by SEPA is considered appropriate and should be included in the Proposed LDP.

#### **Bid KN130**

One respondent notes that to the south of the site there is semi-natural broadleaved woodland, which is correct although not noted in the MIR due to it not being located within the developable area of the site. Due to several other constraints highlighted within the MIR, this site is not proposed to be included and reference to the proximity of the site to the National Cycle Network 1 in the Proposed LDP is not required.

#### **New Site**

In accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Inverbervie has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

## **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Amend the Vision to include the community's aspirations for more car parking in the town centre and cemetery, small business-ready units, a cycle route to Stonehaven, and to prevent coalescence with Gourdon. Local concerns regarding the lack of affordable housing, lack of town centre uses and long term maintenance of Jubilee Bridge should also be stated.
2. Add the following text to the Settlement Statement: "Strategic drainage and water supply: All waste water is pumped to Nether Knox for screened discharge to the sea. For all new development it should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox."
3. Amend allocation summary for OP1 to include the requirement for a buffer strip adjacent to the watercourse on the south east boundary, to be integrated positively into the development.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019. The Committee also agreed and additional recommendation:  
  
To include in the vision statement aspirations for a safer road crossing to the school at King Street.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 134 Johnshaven

## 1. List of Respondents

MIR Ref	Respondents
805	SEPA

## 2. Issues

SEPA has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan for Johnshaven, adding that the local waste water treatment works has been abandoned, and all waste water is now pumped to Nether Knox for screened discharge to the sea. SEPA also suggested that it should be confirmed with Scottish Water that the proposed population growth is within the design criteria for Nether Knox and the Plan is revised accordingly (805).

## 3. Actions

The comments from SEPA do not relate to Johnshaven, or raise any issues to address. Progress on a Masterplan for site OP1 is currently underway, with an application expected to be submitted before the end of 2019.

### The Draft Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## 4. Recommendations

1. Add to the Vision that land south of the cemetery contributes to the setting of Johnshaven and should be protected and highlight the Community's concern regarding the lack of new medium scale sheltered and affordable housing. The Vision should also highlight the Community's desire to take up brownfield opportunities for new housing, and that land is required to extend the cemetery, to provide a footpath from the existing cemetery to the A92, and for additional visitor parking at Fore Street.
2. Retain site OP1 for 67 homes and state that a Masterplan will be required.
3. Add a Protected Land designation to conserve the setting and provide an amenity area for the village.
4. Add a Protected Land designation to conserve the route of the former railway line as a path for the village.

5. Add a Reserved Land designation for a future cemetery expansion of the cemetery.

## **5. Recommendations**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 135 Kirkton of Durris

## 1. List of Respondents

MIR Ref	Respondents
199	Mr David Hepworth
231	John Handley Associates Ltd on behalf of The Church of Scotland General Trustees
475	Ryden LLP on behalf of Cabardunn Development Company Limited and Dunecht Estates
496	Friends of Durris Primary and Crossroads Nursery
506	Scottish Natural Heritage
632	Mrs Catriona Woodburn
706	Dr Frank and Pauline Charleson
805	SEPA
999	Crathes Drumoak and Durris Community Council

## 2. Issues

### General

There should be no preferred sites in Kirkton of Durris. The OP1 site in Woodlands of Durris should be completed prior to any further development being allocated or permitted (496, 706).

The two sites (bids KN075 and KN137) would involve additional transportation to schools, as there is no safe route to school, and may push the school and nursery over capacity (496, 706). This leads to the development not being sustainable (496). The respondent also notes that the existing roads are not suitable for a significant increase in traffic (496, 706).

Concerns have been raised that closing the Park Bridge will have a detrimental effect on the community as facilities in Drumoak are used by the community (496).

A concern was also raised that development would have a detrimental impact on the wildlife within the area through disturbance (496).

### Services and Infrastructure

SEPA has requested that it is highlighted in the Settlement Statement that there is no public waste water infrastructure (805).

### Bid KN075

The reasons Officers have chosen not to allocate the bid KN075 were supported (632, 999).

One respondent noted that the site should be allocated for development as it could help justify a reduction to the speed limit, and would also provide a small scale waste water treatment works which residents could connect to. It was also noted by the same respondent that the development would provide a defensible boundary to the village to the north and east whilst providing an area of open space/play area, which would provide an amenity to the village (475).

SNH noted that if the site was to be allocated then there would be a need to be a construction method statement as the River Dee SAC and semi-natural broadleaved woodland are to the west of the site (506).

Another respondent objects to the site on the basis that the site falls within the Dee Valley Special Landscape Area and that the development would have an impact on a variety of wildlife including protected species. The same respondent also notes that there is a lack of infrastructure within the settlement to support more development including education, lack of public drainage and poor public transport (199).

It was also noted by a respondent that there is a lack of demand for new housing in the village as two plots at the edge of the village have been on sale for several years and there was a risk that development of this site would lead to overdevelopment of Kirkton of Durris (199).

#### **Bid KN137**

The reasons Officers have chosen not to allocate the site are supported (632, 999). SNH notes that there is woodland on the northwest and southwest boundaries of the site (506).

#### **New Site – Land at Durris Glebe**

One respondent has requested that a site be included in the Proposed Local Development Plan that was not subject to a bid to the Main Issues Report. The site would be for between 15-20 houses with 50% of those being affordable housing. The representation has been submitted after being advised by the local community and the Church of Scotland that they would only promote sites for development if there is support from the local community to do so. The existing access to the Kirk would be used and the potential development would reflect the scale and density of the existing housing to the south and west of the site. The western edge of the settlement would be retained as open space/amenity space to preserve the listing of the church, to the eastern edge there would be a new landscaped edge provided. It is also well located in relation to the existing settlement and would round off the settlement (231).

#### **Settlement Boundary**

The proposal for extending the settlement boundary to include the two properties which currently have planning permission is supported in order to help to reduce the speed limit (999). Support was also received for extending the boundary in order to allow for infill development (475).



### **3. Actions**

#### **General**

A number of concerns were received relating to the development of the two sites for Kirkton of Durriss (KN0137 and KN075). Similar concerns have been received for each of the individual sites identified above in relation to lack of infrastructure, school capacity issues and impact on wildlife. There are a number of constraints that were highlighted both within the MIR and also the responses noted above that would limit the potential of these sites.

With regards to the OP1 site in Woodlands of Durriss, the Local Development Plan allocates land in a number of different settlements in order to support the local needs of these settlements and in areas close to services and other facilities to support sustainable development. For this reason, it is not seen that allocations in Kirkton of Durriss would be appropriate at this time.

#### **Services and Infrastructure**

The request made by SEPA to highlight that in the Settlement Statement there is no public waste water infrastructure is considered appropriate and text should be added accordingly.

#### **Bid KN075**

Support for the Officers' recommendation is welcomed.

One of these notes a number of positives to the site including the ability to provide a small scale waste water treatment works, help justify the communities desire to reduce the speed limit into the town, provide an area of open space and round off the settlement.

There were also comments received from SNH and other respondents highlighting a number of concerns including the proximity to the River Dee SAC, impact on protected species, impact on the Dee Valley SLA, lack of infrastructure, over development and the lack of demand for new housing are all noted.

Taking account of the information above it is not felt that the information included within the representation covers all of the constraints noted within the Main Issues Report. It is therefore considered that there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the Strategic Development Plan requirements. On this basis, there is not a strategic need to allocate further development opportunities in Kirkton of Durriss at this time.

#### **Bid KN137**

Support for the Officers' recommendation is welcomed.

The comment received from SNH with regards to the woodland is noted. It is not proposed to allocate this site within the Proposed LDP. No action is required.

### **New Site – Land at Durris Glebe**

The site has been proposed in this consultation, which was not included in the MIR document itself. While this is not unknown, and is a circumstance recognised by Circular 6/2013, it is noted that the public have not had an opportunity to assess this bid site. In addition, the rigorous assessment undertaken of other sites has not been completed to determine suitability or environmental impact. However, the issues affecting site KN075, which is immediately south of this site, would be similar for this new site (e.g. proximity to the River Dee SAC, lack of infrastructure, and over development). Although it was noted that the Church of Scotland only promote sites for development supported by the local congregation, we cannot confirm the views of the wider local community. It is therefore, not proposed to allocate this site within the Proposed LDP.

### **Settlement Boundary**

The support for the proposal to move the settlement boundary is welcomed and the change will be included in the Proposed LDP.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Update the Vision to include a statement regarding the inclusion of the area of land with planning permission within the settlement boundary with the hope of helping to reduce the traffic speed on approach to the settlement.
2. Add the following text under 'Services and Infrastructure': "Strategic drainage and water supply: There is no public waste water treatment available. SEPA will need to be consulted and full authorisation sought for relevant licensing of private treatment."
3. Amend the settlement boundary to include the area of land on approach to the settlement from the east that has planning permission for two houses and to allow for infill development.
4. Do not allocate any of the bid sites within the Proposed LDP.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.

2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 136 Kirkton of Maryculter

## 1. List of Respondents

MIR Ref	Respondents
472	Stewart Milne Homes
506	Scottish Natural Heritage
571	Goldcrest (Highland) Ltd
574	Goldcrest (Highland) Ltd
703	Mr Rob Knox
769	Ms Kristina Knox
805	SEPA

## 2. Issues

### Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) identifies there is insufficient capacity and that a growth project will be initiated if criteria are met. SEPA believe this remains a valid statement (805).

### Existing Site – OP1

SNH has noted there is a desire line through the site leading into the woods from the village, which should be retained and improved (506).

### Bid KN005 and Bid KN006

SNH has agreed with the comments noted in the Main Issues Report relating to landscape and note that both sites would relate poorly to the existing settlement and would likely have a significant adverse landscape and visual impact (506).

### Bid KN040

A respondent has objected to the site as it is constrained by embankments and would only partially be able to be developed (769). Other respondents noted that the site is very steep and not suitable for development (571, 574, 703).

Several respondents have objected to the site on the basis of the sites impact on wildlife and habitats (761) and could result in the loss of trees (574, 571). A number of respondents noted that the site is included within the green belt (571, 574, 703). Concerns are raised with regards to road safety, increased traffic generation, lack of parking and turning space and also the condition of the road (703, 769). Concern was also raised with potential access to the site as there is extremely poor visibility and is also currently used for vehicles turning (571, 574, 703). There is no public transport within the settlement (571, 574, 703). Polston Road is the main entrance to the community woodland therefore increased traffic could create a safety issue (703).

Development of the site would impact the Dee Valley Special Landscape and lead to urbanisation of the countryside and overdevelopment (703, 769). The site would overlook the approved development at OP1 (571, 574, 703, 769). It was also noted by respondents that the development would not be in keeping with the rest of the settlement as it is denser (571, 703).

A number of respondents noted that the Maryculter Waste Water Treatment Works (WWTW) is at capacity (571, 574, 703 and 769). It was also noted that the ground cannot support soakaways so there is concern that the site would cause surface water flooding (571, 574, 703, 769).

SNH has noted that there are mature trees on the site and to the site of the south, which could make it difficult to build 5 houses on this area, and the existing trees should be retained as part of the open space provision (506).

One respondent has supported the Officers' recommendations for the site and note the increased site capacity and welcome the removal of the site from the green belt boundary (472). It is also noted that the site is an infill site and can be delivered in the short term, and therefore should be allocated in the Proposed LDP (472).

### **3. Actions**

#### **Services and Infrastructure**

Information from Scottish Water confirms that there is no waste water capacity. The existing text is considered to be sufficient and as such no change is required.

#### **Existing Site – OP1**

The comments made by SNH relating to the desire line are noted, and it is proposed that a comment relating to this will be included within the allocation summary for the site.

#### **Bid KN005 and Bid KN006**

Support for the Officers' assessment of the impact on the landscape is welcomed, as neither site is proposed to be allocated in the Proposed LDP. No further action is required.

#### **Bid KN040**

All of the comments received are noted. The comments made by SNH with regards to the capacity of the site have been considered and the site has been reviewed, which also takes into account the concerns raised regarding overdevelopment.

It is proposed not to include this site as an allocated site, and as for the reduced level of development it would be better considered through a planning application, which would be assessed on its own merits. In light of this, it is proposed that the settlement boundary is changed. This means that the area of land will be included within the settlement and can come forward as infill development.

## The Draft Proposed Local Development Plan

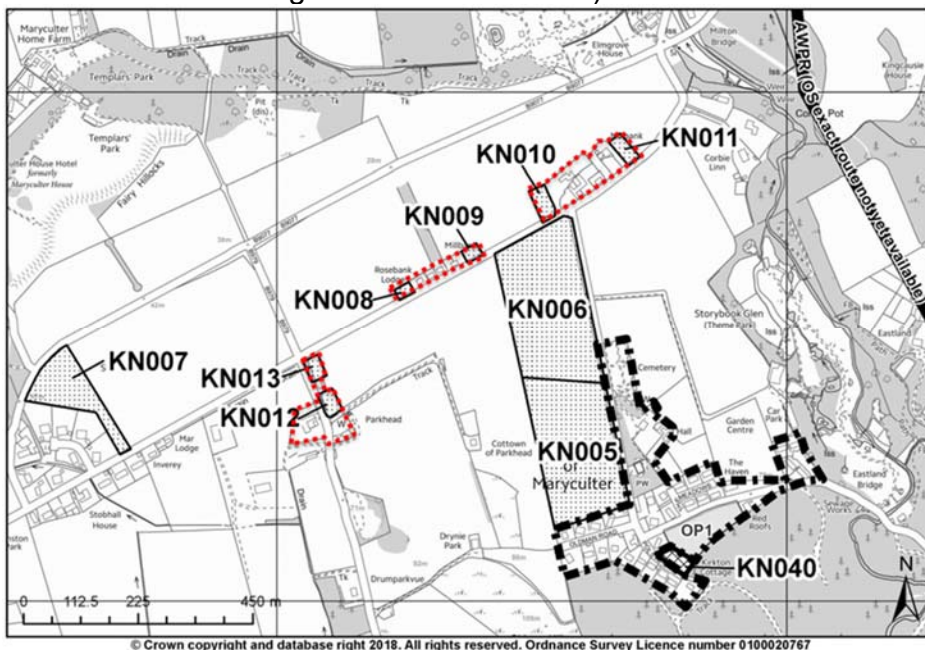
Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### 4. Recommendations

1. Include within the Vision, a statement regarding the local community's desire for a car park for the community woodland.
2. Retain OP1 within the Proposed LDP, adding a sentence in the allocation summary on retaining a desire line through the site.
3. Amend the settlement boundary to include the area identified as KN040 to allow development to come forward as infill development and exclude it from the green belt.

### 5. Committee Decisions

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. The Committee agreed to include bids KN008 and KN009, KN010 and KN011, and KN012 and KN013 as three groupings of bid sites (add three settlement boundaries of existing homes and bid sites).



3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and agreed not allocate bid KN008-KN013 in the Proposed LDP.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

## Issue 137 Laurencekirk

### 1. List of Respondents

MIR Ref	Respondents
19	Nestrans
235	Mr & Mrs Matthew & Katherine Gibson
280	Angus Council
301	Mearns Community Council
333	Mrs A Birks
395	Mr Austin Stevenson
503	Mr & Mrs David And Louise Aitken
506	Scottish Natural Heritage
597	Scotia Homes Ltd
629	Dr Fiona Moore
805	SEPA
876	Woodland Trust Scotland
902	Mr Fraser Zwart
969	@rchitects Scotland Ltd on behalf of Medlock & Medlock Ltd
1070	Hadden Holdings Ltd
1071	Hadden Holdings Ltd
1072	Hadden Holdings Ltd
1073	Hadden Holdings Ltd
1074	Hadden Holdings Ltd
1075	Hadden Holdings Ltd
1076	Hadden Holdings Ltd
1077	Hadden Holdings Ltd
1078	Hadden Holdings Ltd
1079	Hadden Holdings Ltd

### 2. Issues

#### General

Concern was expressed about the impacts of new development, with one respondent stating the High Street cannot cope with additional traffic from additional development, and the primary school could not cope (395, 629, 902). There was also concern that existing sites are not being delivered timeously, and future/new ones may not be either (969). Questions were asked about the need for additional sites, with respondents considering that existing allocated sites, particularly OP1, can cope with demand and projected population growth (235, 395, 503, 629). A respondent suggested there was a need for more affordable housing (301).



Greater emphasis should be given to road infrastructure before new development is considered (333), with adequate transport infrastructure needed before any additional development should happen (395, 629). One respondent suggested that subject to the A90(T) and A937 southern junction being upgraded, additional sites are not considered to have wider land use issues (280).

New development must not compete with the High Street, focus for the community and businesses should remain to the High Street (395). New housing should be sympathetic with a holistic approach to design taken to ensure consistency (395), and should not disturb existing woodland, which is limited in Laurencekirk (503).

Nestrans believed that Laurencekirk Railway Station may require extra parking spaces by 2030 (19).

Scottish Natural Heritage (SNH) has recommended that allocated sites make provision for active travel, and footpaths and cycle routes are not just for safe routes to school. They also suggest open space provision should be biodiverse (506).

Scottish Environment Protection Agency (SEPA) has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Laurencekirk.

#### **Existing Site – OP1**

One respondent highlighted concern about road impact and impact on services such as shops and health care, unless new facilities are provided within the development (902). Another expressed that the slow rate of delivery is a concern and is not going to accelerate due to the need for a grade separated junction (969). SEPA requested that additional text is added on Flood Risk Assessments (FRA), buffer strips and investigating opportunities to enhance the straightened watercourses (805).

#### **Existing Site – OP2**

Numbers referenced should be clear, it is misleading to state 210 if only 55 are likely to remain (969). SEPA requested that additional text is added on FRAs, buffer strips and investigating opportunities to enhance the straightened watercourses (805).

#### **Existing Site – OP3/ Bid KN018**

The site was considered by some to be heavily constrained by limited road access (235, 333, 503), with the resultant increase in local road traffic also a concern (902). Deliverability of an access has been raised as a constraint (629).

One respondent considered the site to be valuable agricultural land, which the loss of would not be outweighed by more houses (333). Concern was also expressed about the potential loss of woodland (235), the impact on hedgerows and trees (503), and impacts on habitats (629, 902).

Further concerns raised issues about pressure on schooling and health care services (902), and that housing on the site could experience severe noise impacts from the A90 (503).

One respondent identified that pre-application discussion with the Planning Service was ongoing regarding access from Garvochlea Gardens, and they hope to submit a planning application in 2020 (1071).

#### **Bid KN017**

One respondent stated the site was not constrained by road access. Access from the High Street, on both sides of an adjacent dwelling, can provide a 5.5m access road, including pavements. The site could meet community aspiration for self-build plots. The site should be included in the LDP, and a pre-application enquiry has been submitted to progress the site (1070).

#### **Bid KN019**

The site was considered by some to be heavily constrained by limited road access (235, 333, 503), with the resultant increase in local road traffic also a concern (902). Access would have to avoid conflict with existing pedestrian access to school (395).

Further concerns raised issues about pressure on schooling and health care services (395, 902), could impact on water pressure and possibly require additional pumps which could create noise nuisance and disturb wildlife (395), and that housing on the site could experience severe noise impacts from the A90 (503).

One respondent considers the site to be prime agricultural land (902), which the loss of would not be outweighed by more houses (333). Concern was also expressed about the potential loss of woodland (235), the impact on hedgerows and trees (503), and impacts on habitats (629).

SNH required the core path to be retained and upgraded if necessary (506).

One respondent considered that development can be delivered before 2031, adhering to Health and Safety Executive (HSE) consultation zone restriction, in a way that can preserve the setting and amenity of the site. Water and education capacity exists due to slow delivery elsewhere, and discussion over access from Garvochlea Gardens was ongoing. Development is feasible with the provision of a buffer from A90 (1072). Only part of the site is required for a cemetery expansion (1073).

#### **Bid KN020**

The site was considered by some to be heavily constrained by limited road access (235, 333, 503), with the resultant increase in local road traffic also a concern (902). Access would have to avoid conflict with existing pedestrian access to school (395).

Respondent considers the site to be valuable agricultural land, which the loss of would not be outweighed by more houses (333, 902). Concern was also expressed about the

potential loss of woodland (235), loss of open green space (395), the impact on hedgerows and trees (503), and impacts on habitats (629, 902).

Further concerns raised issues about pressure on schooling and health care services, development could impact on water pressure and possibly require additional pumps which could create noise nuisance and disturb wildlife (395), and that housing on the site could experience severe noise impacts from the A90 (503).

Development would impact on the ability for cemetery expansion or additional parking (395, 902), and the site should be reserved for this purpose (629).

SNH required the core path to be retained and upgraded if necessary (506).

One respondent outlines that any woodland loss would be offset with planting in a buffer strip adjacent to the A90, and tree loss would be minimised. Habitat would be identified, and measures implemented to protect species. Footpaths and green networks can be enhanced. The site is currently used for animal grazing, not agriculture (1073).

#### **Bid KN021**

One respondent stated the site should not be supported due to its location near the cemetery and war memorial. Development of the site would add to air and noise pollution, with added concern about littering (902).

One respondent suggested the site is not constrained, highlighting that the Council's Roads and Environmental Health Services do not object to a pre-application enquiry for a drive-through. The respondent considers a precedent has been set for development adjacent to the cemetery and war memorial, with residential development considered possible. Development could provide parking for the cemetery, inclusive of electric vehicle charging points (1074).

#### **Bid KN022**

Concerns were raised that development on this site would disrupt wildlife (301), with one respondent identifying that the site is outwith the site boundary and on prime agricultural land (969).

One respondent welcomed the positive comments in the Main Issues Report and Draft Proposed LDP and highlights that development will work towards a southern gateway to Laurencekirk (1075). One respondent suggests the model of delivery will need to clarify affordable housing provision (969).

SEPA has requested that additional text is added on FRA, buffer strips and investigating opportunities to enhance the straightened watercourses (805).

**Bid KN023**

One respondent offered support for the site as an opportunity to provide self-build plots (1076).

**Bid KN024**

It was queried whether the site could be delivered without disruption to an existing adjacent electricity sub-station (301).

One respondent noted the suggestion in the Draft Proposed LDP to increase the number of units to overcome the density issue. They highlight a potential access issue, which potentially involves land in third party ownership which could delay/prevent delivery. More deliverable sites should be allocated (969).

One respondent suggests access can be provided through OP2, which is hoped to be discussed with the developer of that site (1077).

SEPA requested that additional text is added on FRAs (805).

**Bid KN025**

One respondent suggests access can be provided through OP2, which is hoped to be discussed with the developer of that site. They state the site is currently grazing land, and has never been farmed for agricultural reasons (1078).

**Bid KN026**

The site was considered by some to be heavily constrained by limited road access (235, 333, 503), with the resultant increase in local road traffic also a concern (902). Access would have to avoid conflict with existing pedestrian access to school (395).

Concern was also raised that the site would surround the primary school, where green space should be promoted for green learning environments for children (235, 503). Concern was also expressed about the potential loss of woodland (235, 503), and Ancient Woodland to the western side of the site should be removed with a buffer to protect it (876). Development of the site would harm the natural ecosystem and not bring any benefits to outdoor activities (395), and would result in the loss of green space, impacting on amenity, walking routes and natural heritage (629). Some considered the site is good prime agricultural farmland and its loss would not be outweighed by more houses (333, 902).

Further concerns raised issues about pressure on schooling and health care services, development could impact on water pressure and possibly require additional pumps which could create noise nuisance and disturb wildlife (395), and that housing on the site could experience severe noise impacts from the A90 (503).

One respondent states development is feasible and fits within HSE consultation zones, and can be delivered before 2031. Access can be taken via 5.5m roads with pavements on either side, on land adjacent to West Lodge. A landscape buffer can be

incorporated, and tree loss would be minimised. Gaugers Burn can be enhanced in terms of biodiversity and natural habitat. A Noise Impact Assessment would identify mitigation from A90. The site is currently used for grazing, not agriculture (1079).

### **Bid KN073**

One respondent identified the site accords with focussing development to the Strategic Growth Area, and the site already has planning permission (APP/2010/2823 and APP/2010/2822), but those have conditions to limit delivery to post A90 junction upgrade, however a technical start has been made on site to purify the full planning consent APP/2010/2822, and discussion continues with Transport Scotland to co-ordinate delivery with the grade separated junction. The respondent suggests the allocation should be for 100 homes to reflect the planning in principle consent APP/2010/2823, and issues raised in the Main Issues Report were addressed in the planning applications, particularly landscape buffers next to the A90 and Gauger Burn (597).

Some considered the site to be viable agricultural land (333, 395) and its loss would not be outweighed by more houses (333). Development could impact on Ancient Woodland to the east (876), affecting the setting and natural boundary of Laurencekirk (969). Concern was also raised about compatibility and amenity for residential development near industrial land (969).

Concern was expressed that development would create greater demands on local road network (395) and being close to A90/Marykirk junction it would add to road safety concerns (395), and should not be allocated until A90 interchange is known and complete (969). One respondent expressed concern that development of the site could limit options for a new junction, particularly in terms of SUDS provision (969). One respondent suggested the site could, in part, be used for community gardens or an orchard (395).

SEPA has requested that additional text is added on FRAs and buffer strips (805).

### **Bid KN083**

One respondent expressed concerns that the site could create greater demands on the local road network, being close to A90/ Marykirk junction it would add to road safety concerns. Development would result in loss of viable agricultural land, but suggests part of the site could be used for community gardens or orchard (395).

SNH consider the site may lead to significant adverse landscape and visual impacts, intruding on the gateway into Laurencekirk. There is an opportunity for well-designed development on the eastern extremity (506).

### **Bid KN114**

One respondent suggested the submitted numbers in the bid for allocation could be altered, as proposed for KN024, to address issues relating to density. They noted the site is outwith the site boundary and on prime agricultural land but is well related to the

settlement and has good access via varied means of mode of transport, helping to meet low carbon criteria. Delivery would meet the aspirations of the community for self-build homes. A low-density development, based on a self-build model, was envisaged, however the number can be increased if the Council see fit. The potential for a future western road access should not limit the allocation of this site, but if proposals came forward for a new road that could be factored into development (969).

### **3. Actions**

#### **General**

Concerns about the impacts of new development are noted, but provisions exist within the Plan to offset and mitigate impacts either within the development or through securing appropriate contributions. Delivery delays are regularly cited as a concern, along with the need for further allocations when current ones are not yet built out. However, the Plan must maintain an active supply of housing land, often on multiple sites, to ensure delivery targets can be met.

The need for affordable housing is noted. All development shall be required to contribute towards affordable housing provision, in line with Scottish Planning Policy.

General comments about the need for road infrastructure upgrades are noted, with controls in place on some consented development to the south (planning application APP/2010/2822, bid KN073) to prevent occupation until such upgrades are in place. We expect the new south grade separated junction to be provided within the lifespan of the LDP 2021.

The importance of the High Street as a focus for the town, and the need for appropriate design and respect for existing green space and woodland within the town is noted.

It is not necessary to reference public waste water infrastructure in the Settlement Statement as requested by SEPA, as a growth project at Laurencekirk Waste Water Treatment Works has been completed, which took into account all domestic allocations in the LDP 2017 up to 2020.

#### **Existing Site – OP1**

The current allocation is for a mixed use development, and will provide employment and amenities within the site. Town centre uses will not be permitted to compete and conflict with the High Street. Slow delivery is a concern, and the Plan should adapt to ensure the allocation remains viable in the long term. The request made by SEPA for additional text (e.g. on FRA and buffer strips) to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

#### **Existing Site – OP2**

The site is currently allocated for 210 homes, with consent being granted in 2012 for 210 homes. There is no ambiguity over the numbers on site. The request made by

SEPA for additional text (e.g. on FRA and buffer strips) to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

**Existing Site – OP3/ Bid KN018**

Concerns about road access is noted, but one respondent suggests a solution and a planning application could be forthcoming. The site is currently allocated for 10 dwellings, but concern about delivery remains and the site should be removed from the LDP.

With the principle of development having been established, woodland impacts, landscaping and potential noise mitigation measures would be reviewed in any subsequent planning application.

**Bid KN017**

The potential access solution is noted, but concern remains over the certainty of delivery. The site is within the settlement, and if a solution is forthcoming would present an infill development opportunity, subject to compliance with all relevant policies of the LDP.

**Bid KN019**

The constraints are known, with concern expressed about road access, traffic impact, education capacity, and potential noise and wildlife impacts. The site also lies within the middle pipeline zone. A very limited development could be accommodated on the site. The scale of development and constraints on the site do raise concern, and whilst the site may be well enclosed and well related to the settlement, concern does remain about the level and deliverability of development on this site.

**Bid KN020**

Concern has been raised about multiple constraints and reasons not to allocate the site, as well as the need to reserve land for the cemetery expansion. The site is cut-off and not well related to the settlement. This site does not represent the best scale of development on the best development site in the right place.

**Bid KN021**

One respondent cites positive responses from the Council's Roads and Environmental Health Services. However, concern about the site's proximity to the cemetery and war memorial remains. The site also forms an important part of the green space network, which defines Laurencekirk and provides some open amenity space for the town.

**Bid KN022**

Concern about wildlife impacts is noted. The site is of modest scale and infills a small site on the edge of the current Settlement Statement, providing a logical extension to the settlement that can offer an attractive development that can enhance biodiversity along Gaugers Burn and provide a gateway to Laurencekirk.

The request made by SEPA for additional text (e.g. on FRA and buffer strips) to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

**Bid KN023**

The site does relate well to the settlement, but concern over the ability to provide access remains. The site lies within the settlement boundary, and the small scale of development could present an infill development opportunity of the access constraint can be overcome, subject to compliance with all relevant policies of the LDP.

**Bid KN024**

The site presents a logical extension to current site OP2 and can accommodate more dwellings (20 homes) than what was proposed in the bid submission (10 homes).

Concern about potential disruption to the adjacent sub-station is noted.

The request made by SEPA for additional text (on FRA) to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

**Bid KN025**

One respondent states the site is grazing land, not agriculture however agriculture use extends beyond crop growing, and the site is recognised as Class 2 Prime Agricultural Land. The low density, small scale development, does not present a suitable fit to justify extending the existing settlement boundary to include within the LDP. Access constraints remain, even with the uncertain aspiration that a solution could be found coming through the existing OP2 site.

**Bid KN026**

The site would infill the green space that separates the town from the A90 and providing a defined setting and character of the southern part of Laurencekirk. Several constraints were identified by respondents, and the site lies within the pipeline zone, which limits the level of development that can be delivered.

The scale of development, potential landscape impacts, and constraints on site remain a significant concern.

**Bid KN073**

Issues relating to the loss of agricultural land, woodland and landscape impact were considered when consent was granted under applications from 2010, one of which (APP/2010/2822) remains extant. The principal of development on this site has been secured by the developer. Conditions on those consents limits occupation of the development until such time as junction upgrades are complete, mitigating the road safety concerns. The suggestion that the site should replicate what was consented previously is noted. Development of the site will need to consider setting of Johnston Lodge, West Lodge, a category C-listed building.



The request made by SEPA for additional text (e.g. on FRA and buffer strips) to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

### **Bid KN083**

The site, and scale of development proposed, could have significant landscape impacts, as identified by SNH. Road safety concerns are noted, but the consented development to the east (Bid KN073) is restricted, by condition, to not be delivered in full until such time as road junction upgrades have taken place. Water and waste water capacity is also limited for development of this scale. This site is not deliverable in the short to medium term.

### **Bid KN114**

The site is well located in relation to the settlement and amenities, but the proposed bid represents an underdevelopment of the site. Whilst one respondent suggests the numbers could simply be increased (969), concern remains about the long-term aspirations for a western link road to serve wider development sites, and improve the wider road network serving the settlement. Part of the site does have consent for 7 individual dwellings, and the settlement boundary could be extended to include those sites as infill development.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

Modify the Vision within the Settlement Statement to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council.

## **4. Recommendations**

1. Modify the Vision for the settlement to give an update to the status of road infrastructure upgrades to the A90 junction and identify the Community Council's desire to see grade separate junctions at both the northern and southern junctions.
2. Identify in the Vision the lack of affordable housing and rental accommodation as a concern for the community, as well as the desire for self-build plots within new developments.
3. The Vision should capture the community's desire to see connectivity between new housing and the settlement, more car parking in the town centre, and the retention of green space at the former academy's playing field.

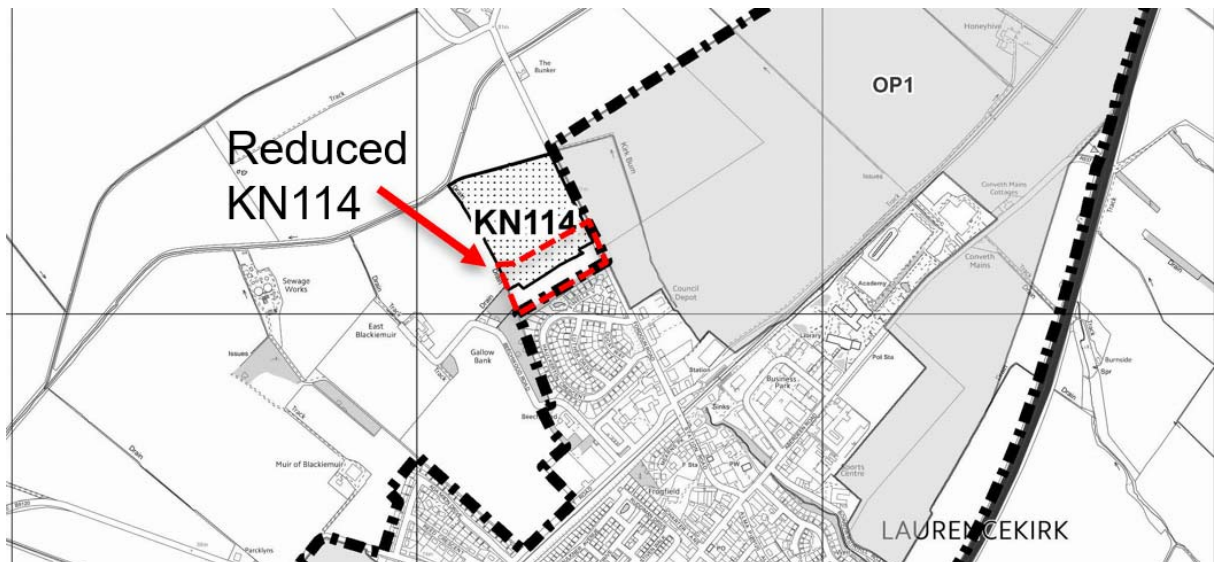
4. Add a Protected Land designation to provide strategic landscaping for the north end of the settlement.
5. Amend the flood risk section to state that an FRA will be required for sites KN022 and KN073 and that one may be required for existing sites OP1, OP2 and KN024.
6. Due to issues surrounding the current OP1 site, amend the settlement boundary and divide the current OP1 site to become OP1 for 310 homes, OP2 for 247 homes, OP7 for 11 Ha of employment land, and strategic reserve site SR1 (12.2 Ha of employment land). In addition, add that buffer strips will be required adjacent to watercourses, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features.
7. Modify the boundary of the settlement to include the self-build development adjacent to Fordoun Road.
8. Amend existing site OP2 and update the description to acknowledge development is underway, and that the site should provide access to the adjacent OP4 site. In addition, add that a buffer strip will be required adjacent to the watercourse running through the site, which should be integrated positively into the development, and to investigate opportunities to enhance the straightened watercourses through re-naturalisation and removal of any redundant features.
9. Remove existing OP3 site (KN018) from the Proposed LDP due to access constraints and delays in delivery.
10. Allocate bid KN024 for 20 homes, including reference to access provision, regard for adjacent development, and provision of open space. An FRA may be required.
11. Allocate bid KN022 for 11 homes, including reference to access provision, design integration, hedge retention along High Street, and regard for the habitat, need for a buffer strip along Gaugers Burn, which should be integrated positively into the development, and investigate opportunities to enhance the straightened watercourse through re-naturalisation and removal of any redundant features. A Flood Risk Assessment will be required.
12. Allocate bid KN073 for 100 homes and commercial/business units and a petrol station with ancillary retail provision. Accompanying description shall identify that the site has permission for 77 homes and 8 commercial units, which cannot be occupied until the upgrade to the A90 junction is complete. Scottish Water infrastructure capacity may be a constraint to delivery. In

addition, add that buffer strips will be required adjacent to the watercourse, which should be integrated positively into the development, and that a Flood Risk Assessment will be required.

## 5. Committee Decisions

1. Kincardine and Mearns Area Committee agreed the recommendations 1 to 6 and 8 to 12 at their special meeting on 20 and 21 August 2019. The Committee agreed to amend recommendation 7 to read:

Allocate land for 15 homes, which includes 8 homes on bid site KN114, and the 7 self-build homes that have planning permission adjacent to KN114.



2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 138 Luthermuir

## 1. List of Respondents

MIR Ref	Respondents
232	Mr Allan Jones
301	Mearns Community Council
410	J. W. Souttar
506	Scottish Natural Heritage
805	SEPA
812	Mrs Sylvia Cartwright
876	Woodland Trust Scotland
877	J.W.Souttar on behalf of Mr & Mrs John and Karen McWilliam
878	J. W. Souttar
915	Murray Architects on behalf of Aberluthnott Parish Church
917	Halliday Fraser Munro on behalf of Luther Farm Services
925	Murray Architects on behalf of Aberluthnott Parish Church
926	Murray Architects on behalf of J. G. & W Duncan
1051	Ms Kirsty McLean

## 2. Issues

### General

There is a lack of recycling facilities in the village (878).

Recent developments have not resolved road width issues or provided adequate pedestrian links (878). Access to the village hall is poor, buses and large vehicles cannot pass (878) and there is concern regarding viability of bus services (877).

### Protected Land

Site P1 is a field, not public open space (925).

### Bid KN063

The development proposal has been revised since the original bid in March 2018, and now proposes a reduced scale of development. As such initial concerns are no longer valid. The proposed altered development proposal now meets the Council's aspirations for sustainable economic development and offers a new opportunity for food and drink tourism development. Several elements of the proposal have been removed, with the site reduced in size and avoiding prime agricultural land (917).

### Bid KN098 (Existing Site - OP1) and KN099 (Existing Site - OP2)

Respondents have considered these sites to be deliverable with collaborative working between different landowners to ensure shared costs, with access coming through the

existing OP2 site. Delays so far have been down to the housing market recession, but the development would offer a mix of housing to reflect rural traditional character and meet growing demand. If a shop was provided it should be closer to School Road to maximise passing trade. Connectivity can be provided, and flood attenuation can be achieved. Mature trees and hedgerows would be retained. The sites are a natural extension to the settlement (915, 925, 926).

Respondents would prefer to see these sites delivered (915, 925, 926). OP2 should be retained to allow for a phased development. Delivering both sites in smaller phases is more marketable and deliverable (926).

One respondent considered KN098 was preferable to KN107 (232).

Scottish Natural Heritage (SNH) would require a development brief for both sites, to ensure adequate open space provision and tree protection, and development should contribute to active travel infrastructure given the location and proximity to the school (506).

It was not considered that KN099 would contribute to the overall sense of place, and it is of viable agricultural use (301).

SEPA has supported the text provided in the Draft Proposed Local Development Plan (LDP) for bid KN098/existing site OP1, but requested minor rewording in relation to culverting, to state: "There will be no built development over the active culvert nor any additional culverting" (805).

For existing site OP2, SEPA has advised that a Flood Risk Assessment (FRA) would be required (805).

For both existing sites OP1 and OP2, each site requires a buffer strip adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

### **Bid KN107**

One respondent agrees this area is essential for wildlife, and states further loss of woodland would be a disaster (232), and others emphasise the site of Ancient Woodland should be protected (812, 876, 1051). SNH consider development should be avoided on Ancient Woodland, and the Core Path should be retained (506). Development of this site would impact on habitat and protected species (1051). Respondents also disagree with some comments that this site is preferred (926, 1051). It was highlighted that the majority of attendees at their meeting supported this site, as it would bring a sense of place to the community, preserve the amenity of the settlement, provide employment opportunities in the settlement, meet local housing need, add to the primary school roll, and support local services and facilities. Furthermore, the

woodland is self-seeded and of low value, and should not be considered Ancient Woodland. Potential access issues could be resolved (301).

One respondent sought the full inclusion of this site, along with the area currently within the settlement boundary that has an extant consent for housing. They stated the community support housing located close to what is considered the focus point of the village (school, hall and recreation ground). Development would contribute to the overall sense of place in the community, bring forward housing and mitigate concerns, and protect woodland whilst enabling sustainable growth of the village, meeting housing need and delivering 25% affordable housing. The site would help sustain the school roll. Proposal would only develop half the total area of Caldham Wood. The ecological value of Caldham Wood is questioned, whilst there are some community benefits of the woodland, this could be enhanced and preserved through development. Development of this scale will help sustain a bus service. Development will ensure appropriate access, and emergency access provision. A much-needed community recycling area can be reinstated, along with community benefits in terms of improved access to Luthermuir Hall and Park. The Ancient Woodland designation was questioned, the woodland is partially non-native, and of low value and not mature, and development would meet Control of Woodland Removal policy due to the public benefits of development outweighing the loss of woodland (877).

One respondent offered further support for the site, stating development of this site would result in slight increase in air quality. Surface water can be adequately dealt with. Historical flooding is no longer a problem. Being woodland, the site cannot also be Prime Agricultural Land. Woodland is self-sown, not Ancient Woodland (878).

Development could enhance biodiversity through appropriate management and habitat enhancements. It was noted that 20% of the trees have already been felled. Community enhancement in the northern part of the site show what is possible in the full development. Housing would be well related to the school. Inclusion of a local shop would be an excellent facility for the village. Development has the potential to deliver improved pedestrian links and several enhancements to existing amenities, along with provision of retail and a village hub. Removal of some of the woodland would be outweighed by the positives from development (878).

### **Bid KN125**

One respondent highlighted that there is no flood risk or evidence of flooding on site. They contest reference to prime agricultural land, stating the site has been amenity space/paddock for over 20 years, with no crops in over 30 years. The site is easily serviced and would integrate Muirfoot into the settlement. There is a need to consider all information to fairly assess allocation. Site is deliverable, attractive, previously had buildings on it, flat, well linked to bus route, a safe route to school exists, and house designs can cater for all and be sustainable (410).

### **3. Actions**

#### **General**

Concerns about poor access and connectivity to key amenities are noted. We agree that new development could help sustain and ensure long term viability of public transport, but that is an operational matter for the private provider and outwith the control of the local development plan. Concern regarding the lack of shared recycling facilities is noted. Such a facility would not accord with the recycling strategy approved in 2018 by Aberdeenshire Council. References to small retail units are no longer applicable, the viability of such a unit for such a small population is questioned and reference should be removed from the LDP.

#### **Protected Land**

The point of clarity is noted, the site is green space, rather than public open space. However, "green spaces" within towns do not need to be public, if they make a significant contribution to the sense of place within the settlement.

#### **Bid KN063**

One respondent has suggested they have amended their proposals to try to address matters stemming from the refused planning application (APP/2017/1366) and the dismissed appeal. Certain elements have been removed, the site reduced, with the proposal now seeking allocation for studio space, farm shop/retail and a café with ancillary toilet facilities. The reduction in scale of proposal does not address the locational concerns, particularly with the site (for tourist facilities) not being well related to a settlement, with visitors relying on the private car to access the site, and road safety concerns would remain due to intensification of use of the access with the A90.

#### **Bid KN098 (Existing Site - OP1) and KN099 (Existing Site - OP2)**

There has been a lack of progress on delivery of these sites, but the intentions for collaborative working to deliver both are noted and welcomed.

Respondents suggest technical matters are being reviewed, with proposals likely to come forward late in 2019.

The requirements of SNH for a development brief for both sites, can be referenced within the allocation summary for each site.

Land south of KN098 has received consent for 25 dwellings (APP/2016/2326) and shows a vehicular link to site OP1 (KN098) to the north, and site OP2 could therefore be removed from the plan with its contribution to the housing supply being met via the consented application. The consented application does relate better to the settlement, with OP1 to the north retaining the close form of the village, whilst OP2 would elongate the built form of Luthermuir, to the detriment of the wider landscape and setting of the settlement.

The request by SEPA for an amendment to minor wording in relation to culverting, and for stipulating the requirement for a buffer strip is considered appropriate and should be included in the Settlement Statement.

#### **Bid KN107**

Positive comments do suggest the site is deliverable, can meet the aspirations of the town and enhance the sense of place of Luthermuir. There is an historical consent in place on part of the site, which has been included as “white land” in the current LDP which does encroach into the woodland. Further allocation would erode the woodland, to the detriment of the local landscape, amenity and sense of place. The site is Ancient Woodland, and notwithstanding the notion of young trees and openness within the site, the designation reflects the historical nature of the site and the heritage within its soil, not necessarily the specific trees that are present today. Development would drastically alter the established natural character of the site, to the detriment of the wider landscape and have potentially significant impacts on habitat and protected species. This matter was discussed at the Examination into the LDP 2017 and the site confirmed as within one of the classes of “Ancient Woodland” and therefore a national resource.

Existing allocations and consented sites can meet the demand for housing in Luthermuir. The site does not represent the best scale of development on the best development site in the right place.

#### **Bid KN125**

The site is well located in relation to the settlement, but the access road is poor and bound by protected trees. Development would require upgrades to the access, which would endanger the trees that have local landscape value. While a revised drawing of the proposed road access has since been submitted, it has not been reviewed by the Council’s Roads Department. Drainage constraints could be overcome, but the site is prime agricultural land and its loss would not be outweighed by development where sufficient housing supply can be provided elsewhere.

#### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

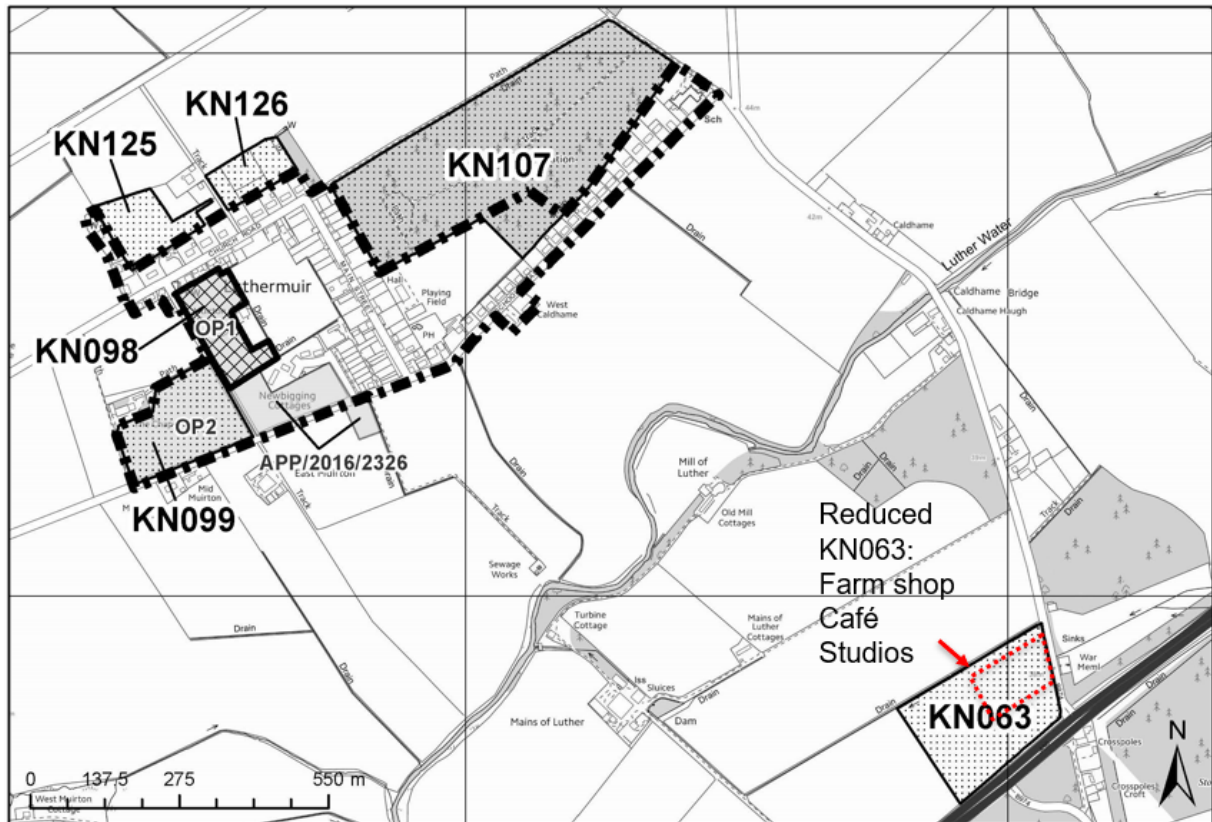
1. Modify the Vision within the Settlement Statement to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council. Remove reference to the need for a small retail facility in the vision for Luthermuir, as this will likely be unviable.
2. Amend the description of Protected Land P1 to reflect the site is green space, to avoid potentially misleading interpretation as public open space.



3. Increase allocation at OP1 to 31 homes, and remove reference to small scale retail and employment land. Highlight that access should be taken via the site to the south, and an emergency access will be required when the cumulative total of dwellings from the single point of access in the site to the south reaches 50 homes. The need for a buffer strip to the minor watercourse should be highlighted (see below), and tree removal should be minimised. Connectivity and affordable housing should also be delivered.
4. Amend text in the Draft Proposed LDP within the allocation summary for OP1 to state: "There will be no built development over the active culvert nor any additional culverting", and that a buffer strip is required adjacent to the watercourse on the boundary which should be integrated positively into the development, with enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features to be investigated.
5. Remove the existing site OP2.
6. Allocate land subject to APP/2016/2326, for 25 homes, and exclude previous references to small-scale retail and employment land. The site should take access from School Road, and provide access to site OP1, and ensure maintenance of the existing core path. Affordable housing should be integrated into the design.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019 and also agreed to add bid KN125 (for 13 homes).
2. Kincardine and Mearns Area Committee agreed to suspend standing orders at their meeting on 24 September 2019 and allocate bid KN063, as revised, for a farm shop, café and artisan studio space in the Proposed LDP.



3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and agreed not to allocate bid KN063, including at a reduced scale.
  
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 139 Marykirk

## 1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA
996	APT Planning & Development on behalf of FM Ury Ltd. & RSM Milne Dykelands Ltd.
1009	Historic Environment Scotland

## 2. Issues

### Flood Risk

SEPA request that the text “Marykirk lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement (805).

### Existing Site – OP1

SEPA has noted a buffer strip will be required adjacent to the watercourse on the boundary, which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

### Bid KN088

One respondent has supported the development of the site and its reservation for future Local Development Plan (LDP) (996).

Scottish Natural Heritage (SNH) has noted that text should be included into a site brief to ensure adequate biodiverse open space and active travel provision are included (506).

SEPA has identified the requirement for a Flood Risk Assessment (FRA), and for consideration to be given to any bridges/culverts which may exacerbate flood risk. A buffer strip will also be required adjacent to the watercourse on the boundary which should be integrated positively into the development, together with enhancement of the straightened watercourse through re-naturalisation (805).

### Bid KN089

Historic Environment Scotland (HES) has noted that the site could have a potential impact on the setting of a Scheduled Monument (SM5935) due to the proximity and likely visibility from the church (1009).

SNH has noted that should the site be allocated, text should be included into a site brief to ensure adequate biodiverse open space and active travel provision are included.

They also note that there is concern that development on this site would introduce a significant adverse landscape and visual effect (506).

One respondent thinks that this site should be reserved within the Plan to provide a balanced and reasonable option for future housing supply (996).

### **3. Actions**

#### **Flood Risk**

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

#### **Existing Site – OP1**

The request made by SEPA for including the requirement for a buffer strip and watercourse enhancement is considered appropriate and should be included in the Proposed LDP.

#### **Bid KN088**

The support for the bid is noted. However, as reserved housing sites are not being carried forward through to the Proposed LDP it is considered that in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Marykirk has an appropriate amount of land identified for housing to meet local housing needs during the Plan period through the OP1 allocation. Therefore, it is not considered that there is any need to allocate any additional housing land in Marykirk at this time.

Comments regarding biodiverse open space and connectivity are noted. Also, SEPA's requirements for FRA and development requirements for a buffer strip and watercourse enhancement. However, as this site is not proposed to be carried forward into the Proposed LDP no action is required.

#### **Bid KN089**

The comment from HES regarding the potential impact upon the setting of the scheduled monument is noted. Comments regarding biodiverse open space and connectivity are also noted. However, as this site is not proposed to be carried forward into the Proposed LDP no action is required in this regard.

In accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Marykirk has an appropriate amount of land identified for housing to meet local housing needs during the Plan period. This takes into account the OP1 site, which is currently allocated, and there is therefore no need to allocate additional housing land in Marykirk at this time.

## **The Draft Proposed Local Development Plan**

Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Amend the Vision to include a statement that the local community does not support further development along Kirktonhill Road.
2. Add the following text to the Settlement Statement “Marykirk lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
3. Add text to the ‘Allocation Summary’ for site OP1 to require a buffer strip and watercourse enhancement to be provided.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019. The Committee also agree an additional recommendation to read as follows:  
  
Amend the Vision to include a statement that the local community have aspirations for a safer road crossing on the A937 (at the Kirktonhill Road junction).
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 140 Marywell

## 1. List of Respondents

MIR Ref	Respondents
170	Burness Paull LLP on behalf of Leiths (Scotland) Limited
234	Portlethen & District Community Council
258	Lippe Architects + Planners on behalf of EIS Waste Services
506	Scottish Natural Heritage
805	SEPA
823	Mr Harry McNab
984	GVA Grimley Ltd T/A Avison Young on behalf of Mr A Strachan

## 2. Issues

### Services and Infrastructure

SEPA has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (Draft Proposed LDP) for Marywell. The settlement is only partially sewered. However, the sewered area is part of the network served by Nigg Waste Water Treatment Works (WWTW). It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg sewage treatment works and network infrastructure (805).

### Flood Risk

SEPA has requested that the text “Marywell lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required” should be added to the Settlement Statement (805).

### Bid KN028

One respondent has objected to the inclusion of the site on the basis that there are no education or health facilities in the area and the proximity to the A92 would be detrimental to the health and wellbeing of any potential residents due to exposure to pollution and noise (234). The site is also situated within the green belt (234).

### Bid KN029

Scottish Natural Heritage (SNH) has noted that there is peat/carbon rich soil immediately adjacent to the site. They support a masterplan approach with community involvement to develop the settlement, especially in the wider landscape context. SNH commented that the quality of the landscape in this location of the green belt is significantly eroded by infrastructure dominating the area including multiple roads and quarrying. It was also noted by SNH that there is a need to consider biodiverse open space provision and contribution to active travel cycle infrastructure into Aberdeen and towards Portlethen. Finally, it was also noted that the site is within a strategic cycle route between Stonehaven and Aberdeen (506).

One respondent has objected to the inclusion of the site on the basis that there are no education or health facilities in the area and the proximity to the adjacent business site would be detrimental to the health and wellbeing of any potential residents (234). It was also noted that developing this site for housing is likely to have an impact on the deliverability of the adjoining business land (823).

SEPA has welcomed the buffer requirement adjacent to the raised peatbog (805).

### **Bid KN031**

SNH has noted that the site should contribute to active travel infrastructure in the locality and also note that the National Cycle Network 1 is immediately adjacent to the site (506). It is also noted by SNH that contrary to Officers' assessment, the site would incur a potentially significant cumulative impact on the coastal SLA and would require mitigation of the impacts by improving the landscape structure and framework (506).

One respondent has supported the inclusion of the site for minerals but notes a buffer strip should be provided between bids KN031 and KN111 (170).

SEPA has noted that this site was included in the Main Issues Report as a preferred site, but does not appear in the Draft Proposed LDP. As the LDP is supposed to safeguard potential mineral sites, we recommend this is included in the LDP, along with any other mineral extraction sites that are known that may require protection from other developments. A buffer strip will be required adjacent to the watercourse on the boundary. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features would require to be investigated (805).

### **Bid KN066**

One respondent objected to site KN066 on the basis that the land is contaminated, potential convergence between industrial units in Marywell and the City and undermines the openness of the green belt. It is also noted that it is unsuitable for development and should be protected for wildlife (234).

### **Bid KN111**

SEPA has noted that the site is adjacent to activities that are regulated under a Waste Management License, Pollution Prevention and Control (PPC) or Controlled Activities (CAR) License. There may be co-location issues due to the proximity to Leiths Quarry. Environmental Health will need to advise on the compatibility of the site with the existing adjacent regulated activities, and any required mitigation measures to be implemented by the developer should be highlighted in the LDP (805).

SEPA has highlighted that a Flood Risk Assessment (FRA) may be required for this site. Also, a buffer strip would be required adjacent to the watercourse on the boundary which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

SNH has noted that the site development brief is required to ensure that there is adequate biodiverse open space provision and that connection is made to the National Cycle Network 1 which is immediately adjacent (506).

## **New Sites**

### **Mains of Charleston**

A comment was received to request that a new site be added into the Proposed Local Development Plan as a potential development opportunity for alternative uses. It is not the intention to promote high density development as that could potentially conflict with neighbouring uses. It is however, thought that there are many uses that could come forward as part of a mixed development by virtue of location at the edge of the settlement with good accessibility including renewable energy, outdoor recreation uses/facilities, tourism, bespoke housing or a garden centre (984).

The area was temporarily used for works associated with the AWPR. It is noted that the site is well connected to existing infrastructure and the scale of development would not be out of place or character given the surrounding context and wider setting of the site (984).

It was not felt that the green belt, which currently covers the site, serves any meaningful function as set out in policy. Removing the green belt within this location would remove a potential barrier to the development of the site, and potentially energy and associated infrastructure related developments in the future (984).

The site has also been subject to an Environmental Impact Assessment (EIA) screening previously, which both Aberdeen City Council and Aberdeenshire Council agreed would not require a formal Environmental Statement. The EIA screening also confirmed that the site was a brownfield site with low grade characteristics from an agricultural/ecological perspective (984).

The respondent also notes that they are not aware that the site is prime agricultural land. It has been used for landfill purposes but is not thought to be contaminated (984).

### **Land at South Marywell**

The site to the north of the Findon junction, currently part of the BUS designation, should be allocated for housing. It is noted that some loss of business land could be supported as has been done at KN029. This site would be a reasonable site to add flexibility and produce a more balanced community (823).

### **Land at Gallowhill, Marywell**

One respondent has requested that the settlement boundary is amended to include EIS Waste Services within the BUS allocation. It was also noted that a number of permissions have also been granted and designation of green belt is no longer appropriate (258).



### **3. Actions**

#### **Services and Infrastructure**

Information received from Scottish Water indicates there is sufficient capacity for WWTW. However, it would be appropriate to add text for 'Strategic drainage and water supply' to reflect the current situation with regard to sewage treatment and network infrastructure, as highlighted by SEPA. Scottish Water has also identified the need for a drainage impact assessment for bid KN029.

#### **Flood Risk**

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan.

#### **Bid KN028**

The site is well located in terms of the rest of the settlement. However, the site is located within the green belt and there does not appear to be an overriding reason to change this designation. It is therefore not proposed to include the site within the Proposed Local Development Plan.

#### **Bid KN029**

We agree with SNH that a masterplanned approach to the delivery of this site showing how this area would develop and also integrate into the larger development site, would be beneficial.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

We agree with the risk of this development being in close proximity to the business site and the impact of this. These uses are not always compatible. However, this site would require to provide a buffer strip round the perimeter to ensure that it did not have a negative effect on the already functioning business site. In terms of the lack of infrastructure in the area including education and health, these facilities can be found in neighbouring towns and should this development exceed capacity at either of these facilities, developer obligations would be taken to counteract the impact.

Taking all of the above into account it is seen as appropriate to allocate the site in the Proposed Local Development Plan (Proposed LDP), making note of the buffer strip to be provided.

#### **Bid KN031**

We note the recommendation from SEPA to include this site in the Proposed LDP. The comments from SNH are noted especially relating to the different assessment of the impact that the site would have. It is thought that the development would have an

impact on the landscape in the area, but, given the built up employment area surrounding the area it would seem like this would be able to blend in with its surroundings. It is however, noted that mitigation works would be required, but this would be assessed at the time of any planning application. The site is also acting as an extension to a quarry that is already in the area and needs to be located in the area where there is material to extract. In light of the above, it is proposed that this site is added to the LDP appendix titled Areas of search and safeguarded for Minerals . Issues on buffer strips and enhancing the watercourse can be considered at the time a planning application is submitted.

### **Bid KN066**

Bid KN066 was withdrawn from the Local Development Process and was not part of the Main Issues Report, therefore no further action is required in this regard.

### **Bid KN111**

With regard to the co-locational issue, as part of any planning application that was submitted for the site, the Council would consult with relevant stakeholders in order to check if adjacent uses are compatible. Also, given the size of the site it would be subject to a major application meeting, which would allow all relevant stakeholders to discuss the best way forward for the site. It should also be noted that the site is currently within the BUS site safeguarded in the LDP 2017.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

The requirement for an FRA for this site will be captured under the wording proposed by SEPA (see 'Flood Risk' above).

A comment can be included within the designation text to make reference to the need to provide a connection to the National Cycle Network 1 and requirement for buffer strip.

## **New Sites**

### **Mains of Charleston and Land at South Marywell**

These sites have been proposed in this consultation, which were not included in the MIR document itself, although a bid was received at Mains of Charleston (KN066), but was later withdrawn. While this is not unknown, and is a circumstance recognised by Circular 6/2013, it is noted that the public have not had an opportunity to assess these developments. In addition, the rigorous assessment undertaken of other sites has not been completed to determine suitability or environmental impact. Site KN066 was assessed, but not for all the uses proposed by the respondent, and that assessment did not support development on the site as it would result in coalescence (the site is within the Aberdeen green belt), and affect carbon rich soils, wetland habitats and wildlife. Although the land at South Marywell is currently in the Local Development Plan 2017 it

is currently safeguarded for a different use. It is, therefore, not proposed to allocate these sites within the Proposed LDP.

### **Land at Gallowhill, Marywell**

It is seen as appropriate to include some of the land in question within the BUS1 designation and therefore removing the land from the green belt. This is seen as acceptable as the area is currently in employment use and is therefore not contributing in a positive way to the overall value of the green belt. It is not considered that all of the land included in the submission should be included within the BUS1 designation, as there is a large area of woodland, which should be retained. It is therefore proposed to include the areas that are currently already established employment land within the Proposed Local Development Plan.

### **The Draft Proposed Local Development Plan**

Minor changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Include within the Vision the need for a masterplan covering the employment BUS sites and the new housing allocation.
2. Add a new section, 'Natural and Historic Environment' and add, "Lowland Raised Peatbogs are identified to the north and south of Marywell. Blanket bog/peat is identified to the north of the settlement."
3. Add the following text under 'Flood Risk': "Marywell lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required" should be added to the Settlement Statement."
4. Add the following text under 'Services and Infrastructure': "Strategic drainage and water supply: The settlement is only partially sewered. It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg WWTW and network infrastructure."
5. Divide the BUS designation in two (BUS1 and BUS2) and make reference to providing the connection from the BUS sites to the National Cycle Network 1 and for including a buffer strip within the BUS designations text.
6. Bid KN029 should be allocated for 52 homes with reference to providing a buffer strip and a drainage impact assessment in the allocation summary.
7. Bid KN031 should be added to the Proposed LDP appendix titled Areas of search and safeguarded for Minerals.

8. Modify the proposed BUS1 designation boundary to include only the established employment land to the north of Marywell at Gallowhill (EIS Waste Services).
9. Modify the settlement boundary and include the new area of BUS1 within the settlement boundary rather than in the green belt.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 2 to 5 and 7 to 9 at their special meeting on 20 and 21 August 2019.
2. The Committee agreed not to support recommendation 6 (the allocation of bid KN029 for 52 homes). Recommendation 1 should be amended to exclude reference to the housing allocation.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and agreed to allocate bid KN029 in the Proposed LDP.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 141 Mill of Uras

## 1. List of Respondents

MIR Ref	Respondents
60	Ryden LLP on behalf of Mr Gordon Duncan
506	Scottish Natural Heritage
855	Catterline, Kinneff & Dunnottar Community Council

## 2. Issues

### Settlement Status

The respondent highlights that Mill of Uras should remain as a settlement and not be removed from the LDP 2021 (60).

### Bid KN131

A respondent noted that road safety concerns are not considered to be an issue and the site should not be removed on these grounds (60). An alternative view was presented by another respondent who agreed with the Officers' recommendation that KN131 should be removed from the Local Development Plan (LDP) due to road safety concerns (855). Scottish Natural Heritage noted that there is the National Cycle Network 1 on the northern boundary of the site (506).

### Existing Site - OP1

It was noted by the respondent that there are no road safety issues accessing the OP1 site from the A92 and therefore should not be removed from the Plan on these grounds. It was also noted that the site should be retained to support Catterline Primary School (60). Another respondent agreed with the Officers' recommendation that OP1 should be removed from the LDP due to road safety concerns (855).

## 3. Actions

### Settlement Status

The comments received by the respondent are noted. With regards to Mill of Uras remaining as a settlement within the Proposed LDP, there are concerns that have been raised in terms of the deliverability of the site. Currently, the site has not progressed forward during the current Plan period. If, however, a planning application is received by the Planning Authority and an agreed transport solution can be agreed then this can be reassessed. It is therefore proposed to remove the settlement from the Proposed LDP unless steps are taken towards delivery of the OP1 site.

### Bid KN131

It is considered that there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective

to meet the SDP requirements. On this basis, there is not a strategic need to allocate further development opportunities in Mill of Uras at this time.

The comments from SNH are noted, but as the site is not proposed to be allocated in the Proposed LDP no further action is required.

### **Existing Site - OP1**

As above, there are a number of concerns with access to the site. A planning application was submitted in July 2019, and the proposal will be assessed in terms of transport solutions and the acceptability of these. It is agreed that the site would potentially support the school roll at Catterline Primary School, however road safety is paramount and until this issue is dealt with it is not considered appropriate to maintain the allocation. Again, as noted above, if this issue can be dealt with through the planning application process then the allocation could be reassessed.

### **The Draft Proposed Local Development Plan**

A number changes were proposed in the draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Retain site OP1 only if planning permission is secured prior to October 2019.
2. Retain the Mill of Uras Settlement Statement only if planning permission is secured on site OP1 prior to October 2019.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 142 Muchalls

## 1. List of Respondents

MIR Ref	Respondents
37	Mr Alan Jones
137	Professor William Long
187	Ms Liz Brown
210	Newtonhill, Muchalls & Cammachmore Community Council
224	Ms Rosy Long
422	Ms Gail Forman
506	Scottish Natural Heritage
767	Mr James Dunbar
768	Mrs Agnes Dunbar
927	Gladman Scotland
954	Mr Alexander Hunter
971	Dr Linsey Hunter
1055	Ms Alison Daniels

## 2. Issues

### General

There was objection to any development that would result in the coalescence of Muchalls and Newtonhill (971). The boundaries of Muchalls should be kept as is and trees could be planted to help with flood risk (971). Wildlife, including protected species, are within the area between Muchalls and Newtonhill therefore this area should be retained for enjoyment by residents and visitors. A green network should also be identified (37).

### Protected Land

A respondent suggested protecting the land between the railway line and the coast from all development, as it needs to be preserved against coastal erosion and to be used for walking and tourism in a responsible manner (971).

### Bid KN059

Support was received for the Officers' recommendation for not allocating the site (137, 1055).

Development of the site would alter the character of the conservation area within the village (187, 210, 224, 422, 767, 768, 954, 1055). The development of this site would also lead to overdevelopment of the village (210, 422).

Concerns were raised with regards to the impact that the site would have on wildlife in the area (767, 768). There were also concerns that the site impacts a right of way,

which would affect the popular moorland, potentially affect attracting tourism to the area (187). The natural environment around the village should be preserved as it has the potential to increase tourism, which can contribute to economic growth (137).

Respondents noted the negative impact that this development would have on the junction with the A92 (37, 187, 210, 422, 767, 768, 954, 1055), which already has safety concerns, particularly at peak times (767, 768). There is a reliance on the private car living within the village (422). There is no public transport within the village (137) and there are major problems with traffic accessing the A92(T), which impacts the ability for the village to grow (210). There is also no suitable road access to the development site and promotes development in a location where bus connections are being reduced (187).

It was noted that this site would have a heavy burden on infrastructure within the village (954), and other respondents specifically note the impact on the local schools and healthcare (37, 187, 767, 768). One respondent noted that there is no post office and the pharmacy has limited opening hours (187), whilst another commented that there was no amenities, shops or playparks (37). Another respondent suggested that development should be located near to facilities, like what is happening at Chapelton (187).

One respondent noted that there is very little employment within the village (37, 210), whilst another respondent noted that there is no local employment (137). This lack of employment would then increase traffic to other larger towns and Aberdeen (37). One respondent noted that the land should be designated as permanently unsuitable for development and flood mitigation measures should be undertaken, e.g. a planted buffer/ small area of woodland (954).

Scottish Natural Heritage (SNH) agreed with the Officers' assessment of the site that although it is well located with respect to the rest of the settlement, the site would dominate the area. SNH also noted that if the site was to be developed then information relating to open space, active travel/linkages to the school and community facilities in Newtonhill should be included in the development brief. Finally, SNH noted that should the site be allocated the development should seek to enhance/restore the watercourse to ensure it forms an attractive feature (506).

There was support from one respondent, who stated that the site should be allocated for 50 houses, as it can be delivered in such a way that it is in keeping with the surroundings. The development would also enable benefits to the community including maintenance and enhancement of the coastal paths. A statement has been undertaken, which addresses the flood risk concerns raised by Officers in the MIR. The land is free from constraints and should be allocated (927).



### **3. Actions**

#### **General**

Comments relating to the coalescence of Newtonhill and Muchalls are acknowledged. This is something that we plan to avoid within the Local Development Plan (LDP) process, which is why the two bid sites (KN133 and KN101) that would extend Newtonhill south towards Muchalls, have not been supported. One respondent asked for additional protection for this area. However, as identified above, this area is within the coastal zone, which provides adequate protection for the area, although opportunities for a blue-green network around Muchalls could be investigated.

#### **Protected Land**

There is a policy within the LDP, R1 Special Rural Areas which provides guidance on coastal zone development. It should be noted that the area of land raised by the respondent is all currently located within the coastal zone. This policy currently offers sufficient protection to the area of land between the railway line and coast, therefore there is no need for any further protection for this land. This designation is under review within the Main Issues Report. In any event the land is “countryside”, which has particular criteria to allow development.

#### **Bid KN059**

Comments were received in support of the allocation highlighting the benefits that development of the site would bring to the village, but the majority of comments received objected to the site being included within the Proposed LDP on various different topics. Having reviewed all of the comments, there is not a strategic need to allocate further development opportunities in Muchalls, and there are issues with regards to accessing the site, overdevelopment and the potential for the site to adversely impact upon the landscape. Coupled with this, there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the Strategic Development Plan requirements.

#### **The Draft Proposed Local Development Plan**

Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Include within the Vision, a statement regarding the local community’s desire to review car parking in the village and identify a core path to Stonehaven. Also include information about there being no potential to extend the village at present due to the issues with the A92(T) junctions.
2. Consider opportunities for a blue-green network and retaining the coastal zone designation around Muchalls.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 143 Newtonhill

## 1. List of Respondents

MIR Ref	Respondents
37	Mr Alan Jones
137	Professor William Long
187	Ms Liz Brown
210	Newtonhill, Muchalls & Cammachmore Community Council
224	Ms Rosy Long
506	Scottish Natural Heritage
555	Emac Planning on behalf of Polmuir Properties (Newtonhill) Limited
805	SEPA
822	Mr Harry McNab
829	Mr Harry McNab
954	Mr Alexander Hunter
971	Dr Linsey Hunter
1055	Ms Alison Daniels

## 2. Issues

### General

Concern was raised about additional housing in Newtonhill, with some citing Newtonhill is a village, not a town as referenced (954, 971), and several respondents highlighted concern relating to inadequate road access, traffic impacts, and negative cumulative impacts on local services (healthcare, retail and recreational) and school capacity (37, 137, 187, 210, 954), with some identifying that access to public transport is limited (137, 187, 954), with many believing housing delivery should be focussed to Chapelton (37, 187, 954, 971, 1055). Some considered there to be a lack of employment land in the area to sustain more houses (37, 137, 210).

The setting of Newtonhill, and surrounding settlements, was the subject of several comments. The boundaries around Newtonhill and Muchalls need to be formally acknowledged (954) and all development must avoid coalescence with nearby settlements (037, 187, 210, 224, 954, 971, 1055), particularly Muchalls. Concern was raised that further allocation of land to the south would affect existing rights of way, affecting recreation and tourism (187, 971).

Land surrounding the settlement is home to various habitats and protected species, and should be retained (37, 137). Respondents also identified a lack of green space in the village, and the need to protect the informal recreational space on the periphery of Newtonhill (954, 971). Boundaries and space between settlements need protected to avoid risk of flooding, water tables and coastal erosion, as well as protecting the

Pheppie Burn from damage from AWPR (971). However, there were suggestions to enhance this space through exploring opportunities to enhance coastal walking routes (954).

A respondent considered the existing BUS site, at West Monduff, should be removed from the Plan due to its poor location due to limited and dangerous access from the A92(T) (210).

Education capacity to cope with additional housing was raised as a concern (37, 137, 187, 210, 954). It was also highlighted that education forecasts take account of Chapelton, which will soon reach triggers for a school that will ease pressure, and contributions to facilitate solutions would be provided from new development (555). The current/proposed settlement statement in the current Local Development Plan (LDP) does not reference education capacity as a constraint (822).

In terms of longer-term planning, it was highlighted that Newtonhill is in the Strategic Growth Area, yet has no 'future opportunity sites' (FOP) (555). One respondent did feel that Newtonhill should not be the subject of strategic growth (971).

### **Flood Risk**

SEPA has confirmed that a Flood Risk Assessment (FRA) may be required for the BUS site. A buffer strip will also be required adjacent to the watercourse on the boundary, which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features should be investigated (805).

### **Services and Infrastructure**

SEPA has noted that part of the settlement's sewerage network is served by the Nigg Waste Water Treatment Works (WWTW). It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg sewage treatment works and network (805).

### **Bid KN056**

Support was expressed for bid KN056 as it is well related to Newtonhill and Chapelton (210). Scottish Natural Heritage (SNH) note the bid site could erode the agricultural separation between Newtonhill and Chapelton, and suggest development is focussed to the eastern part of the site to retain some landscaping (506).

### **Bid KN100**

Several respondents suggested if the corresponding planning application's pending appeal is rejected then the site should be removed from the LDP (137, 187, 210, 224, 954, 971). One respondent considered that the increase in numbers is welcomed (555), with one considering this increase in numbers alone is not sufficient to meet market demand in the longer-term Plan period (822).

SNH has noted that a core path bisects the site, and a site brief should be provided to include adequate biodiversity open space, suitable active travel provision, and seek to utilise the core path as a cycle link between Muchalls and Newtonhill (506). SEPA require an assessment of a well in the north east corner of the site, and assurances that there will be no impact on groundwater (805).

### **Bid KN101**

Many respondents considered that site KN101 should not be supported, as it includes part of the green space network (187, 210, 954) and is within the South East Coast Special Landscape Area (SLA) (187, 210). It encroaches and impacts on the Muchalls Conservation Area (187, 210), is visually prominent (210), and is at flood risk (954).

One respondent suggested the site, whilst presently designated as green belt, this does not protect the setting of Aberdeen City and through sensitive development could still provide recreation. Being west of the railway line the site does not contribute to the South East Coast SLA. Furthermore, whilst a Masterplan shows the site is accessible, a full Transport Assessment would address any issues with access to the A92. In relation to landscape impacts, the site sits low and any high points can inform the layout and design, so the site would have minimal visual impact, helped further by sitting further from Muchalls than the existing settlement boundary. The site is deliverable and free from constraints, and if not allocated in the short term, should be a FOP site (555).

SNH considered the site to significantly erode the southern landscape setting which separates Newtonhill and Muchalls. If allocated a site brief should be required to include adequate biodiversity open space, suitable active travel provision, and seek to utilise the core path as a cycle link between Muchalls and Newtonhill (506).

### **Bid KN132**

This site was not supported by respondents, who stated that there is little or no employment in Cammachmore so new homes will force more commutes to work, increasing traffic and causing pollution (132, 210). There is a lack of public transport, and risk of flooding from a high-water table (210).

Reservations were expressed about the reinstatement of Cammachmore as a settlement, with a desire to protect Cammachmore from development around its edge, which infill development would achieve. They consider if the settlement boundary enclosed a large field, then it could present an opportunity for large development to the detriment of the village, with insufficient education capacity and potential contamination issues. It was suggested that a large field should be excluded from any settlement boundary (210).

One respondent considered that defining a settlement boundary would prevent sprawl and potential coalescence with Chapelton, and the recently consented redevelopment of Cammies Hotel will provide a firm edge to the south, and infill with 15 homes between there and the village would not be intrusive. Contamination is not an issue on land

within Cammachmore (829). SNH considered Chapelton has a strong design ethos, which could be impacted on, and measures should be included to protect and strengthen this buffer as part of development (506).

### **Bid KN133**

Some respondents consider this site should not be supported as it includes part of the green space network, is within the South East Coast SLA and encroaches into the Muchalls Conservation Area (187, 210). A contrary view was also provided, stating this is a prime site for expansion of the settlement, with minimal impact on the green belt as this is set against the backdrop of the existing town, and would round off the southern edge utilising the Pheppie Burn as a natural defence (822).

SNH considered the site to significantly erode the southern landscape setting which separates Newtonhill and Muchalls, if allocated a site brief would be required to include adequate biodiversity open space, suitable active travel provision, and seek to utilise the core path as a cycle link between Muchalls and Newtonhill (506).

## **3. Actions**

### **General**

We agree that the village of Newtonhill is limited in its potential to provide land for homes without the significant risks of substantial growth leading to coalescence with neighbouring settlements and long-term loss of identity. No new housing allocations or Future Opportunity (FOP) Sites sites were identified for this reason. We are advised that the plans as proposed do not create any new education constraints. We also agree that there are many other opportunities for housing growth in the area, including Chapelton and Portlethen.

Boundaries of the settlements in Aberdeenshire are set by the Settlement statements in the Local Development Plan. Existing rights of way would require to be protected, whatever the outcome. We note the value of land for wildlife surrounding the settlement, but also recognise that this is not of a standard that can generally be protected by additional Local Nature Conservation Site (LNCS) status. Suggestions from the Community Council concerning the desirability of additional paths and for the enjoyment of the area's natural open space are proposed to be included in the vision for the settlement. Otherwise green-belt, Coastal Zone, Special Landscape Area and LNCS designations envelop the area out with the village and we are not of the view that extra designations would afford any greater protection.

### **Existing Site - BUS at West Monduff**

This site is allocated as a BUS site and has been the subject of a recent planning application. Previous consents have lapsed. No other business use exists on the site. We are of the view that the historic BUS designation is not appropriate as the site has not been developed since this designation was made, but it is clear that a sensitively designed proposal could be acceptable. It is therefore proposed to re-allocate this site as OP3 for employment use, to give an opportunity for it to be removed from the plan at a future date.

**Flood Risk**

Existing text within the Draft Proposed LDP has identified that an FRA may be required for the BUS site, however text should be added to identify the need for a buffer strip adjacent to the water course.

**Services and Infrastructure**

Information from Scottish Water has confirmed that there is sufficient WWTW capacity and identifies the need for a Drainage Impact Assessment (DIA) for the existing site OP1 (bid KN100). The DIA requirement should be included in the allocation summary for the site.

**Bid KN056**

The Settlement Statement currently highlights the sensitivity of site KN056 (currently OP2) in terms of landscaping and screening, and this should remain.

**Bid KN100**

The Draft Proposed LDP has included the increase in house numbers at bid KN100 (from 70 to 120) as a preferred option, and whilst there is general support for no further allocations, with multiple respondents noting the significance of the pending planning application, in which a Notice of Intention was issued by the Planning and Environmental Appeals Division on 24 April 2019 intimating it is minded to grant the appeal, subject to a Section 75 Legal Agreement, the preferred option remains viable. The focus of additional housing contained within a previously allocated site prevents extending the settlement into the protected areas and the green belt and avoids coalescence with Muchalls to the south.

Issues relating to public transport, connectivity, open space within the site, education capacity and provision, and environmental impacts were considered in the planning application for the site. The Settlement Statement in the current LDP 2017 highlights these matters. In light of the advanced progress of the pending planning application on this site, it is not deemed appropriate to request an assessment of a well in the north east corner or to seek assurances on groundwater impacts.

**Bid KN101 and KN133**

We agree that sites KN101 and KN133 reduce the separation between Muchalls and Newtonhill and should not be promoted. Almost any site is deliverable as respondents 555 and 822 argue, but these sites do not represent the best development sites in the right places.

In accordance with the Aberdeen City and Shire Strategic Development Plan, taking account of the Strategic Growth Area and adjacent large allocation at Chapelton, it is considered that Newtonhill has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space. The lack of open space and amenities in the settlement, and lack of good footpath connections to adjacent settlements, shall be referenced in the Settlement Statement.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Modify the Vision to reflect the aspirations expressed in early consultation by local stakeholders, including reference to the lack of recreation/amenity for the local community and encouragement of pedestrian connectivity between Cammachmore, Newtonhill and Portlethen.
2. Delete the BUS site at West Monduff and reallocate it as OP3 for business use.
3. Add the following text under 'Flood Risk': "A buffer strip will also be required adjacent to the watercourse on the boundary of BUS which should be integrated positively into the development, with enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features investigated."
4. Increase the allocation on site KN100 (existing site OP1) from 70 homes to 121 to reflect the pending planning application, which it likely to be allowed at appeal, subject to a Section 75 Legal Agreement.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 1 to 3 at their special meeting on 20 and 21 August 2019. The Committee also agreed that recommendation 4 should be amended to read:

Increase the allocation on bid KN100 (existing site OP1) from 70 homes to 121 homes to reflect the approved planning application.

2. The committee also agreed two additional recommendations to read as follows:
  - To note the consist use of the term "settlement" as opposed to "town/village".
  - Amend the overlays of the settlement maps to show protected land outwith the house boundary (protected land P5).



3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 144 Park

## 1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA

## 2. Issues

### Services and Infrastructure

SEPA has noted that the Drumoak Waste Water Treatment Works (WWTW) has capacity but is 1.3km away. SEPA understands that existing site OP1 is within 600m of an area with sewerage infrastructure, and any proposal not to connect to the public network would have to be justified before SEPA would consider a private system. The existing Local Development Plan (LDP) text needs to be revised if Scottish Water confirm this (805).

### Bid KN091

Scottish Natural Heritage has noted that bid KN091 is adjacent to Ancient Woodland (506).

## 3. Actions

### Services and Infrastructure

Information received from Scottish Water confirms that the existing site OP1 should be connected to Drumoak WWTW. The existing text under 'Strategic drainage and water supply' is considered to be sufficient and as such no change is required.

### Bid KN091

The respondent notes that there is Ancient Woodland adjacent to the site, bordering the northern boundary of the site. This is not one of the constraints noted directly within the Main Issues Report (MIR). The MIR does highlight that both bid sites KN090 and KN091 each have a number of constraints that could constrain development, including impact on prime agricultural land, remoteness in relation to non-motorised travel modes and lack of public waste water treatment. Neither site would comply as "housing in the countryside". For these reasons they have not been carried forward into the Proposed LDP.

### Draft Proposed Local Development Plan

Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

To ensure that the density of existing allocations with no planning history are consistent with Issue 8 Shaping Homes and Housing, which addresses concerns on the scale of

development that could take place, site OP1 should be increased from 6 to 13 homes, based on 25 homes per hectare. It will also be necessary to reduce the size of the site from 0.86 hectares to 0.5 hectares. It is proposed that the existing field boundary that bisects the site will provide a defensive northern boundary. In addition, the existing trees along the A93 should be retained to protect the setting of the settlement.

#### **4. Recommendations**

1. Amend the Vision to reflect existing services.
2. Increase the number of homes on site OP1 from 6 to 13 homes and reduce the size of the allocation, using the field as a defensible northern boundary.
3. Amend the 'Allocation Summary' for OP1 to state that existing trees on the site should be retained.

#### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 145 Portlethen

## 1. List of Respondents

MIR Ref	Respondents
19	Nestrans
37	Mr Alan Jones
94	Ms Alison Duncan
234	Portlethen & District Community Council
300	Mr & Mrs Graham & Jennifer Norrie
442	Lippe Architects + Planners on behalf of Mr H McDonald
473	Stewart Milne Homes
476	Stewart Milne Homes
478	Stewart Milne Homes
501	Stewart Milne Homes
506	Scottish Natural Heritage
518	Wardrop Strategic Planning Limited on behalf of Taylor Wimpey (East Scotland) Ltd
600	Keppie Planning on behalf of Stewart Milne Homes
601	Keppie Planning on behalf of Stewart Milne Homes
728	Mr & Mrs Barry & Jo Valentine
805	SEPA
875	Ms Christine Lohoar
930	Norr on behalf of CALA Homes
955	Jigsaw Planning on behalf of Asda Stores Limited
972	Turnberry on behalf of Elsick Development Company (EDC)

## 2. Issues

### General

Concern was raised about additional housing in Portlethen, with some respondents, including the Community Council, considering the allocation at Chapelton will meet housing need in the area (234, 875). Additional housing in Portlethen would require upgrading of essential facilities such as the dentist and medical centre (94, 234).

There is a lack of education capacity (94, 234, 300) to cope with additional housing. One respondent considers Portlethen is not a coastal town as described, but is a suburb of Aberdeen (518).

Scottish Natural Heritage (SNH) has highlighted the need to avoid coalescence between built up areas and retain open agricultural landscapes, and a design framework for this area should be prioritised to mitigate this affect (506). Further

comments expressed a desire for areas of wild habitat/green belt between settlements should be retained (37, 300).

The railway station has capacity and car parking could be increased on land owned by Network Rail (19).

### **Flood Risk**

Scottish Environmental Protection Agency (SEPA) require the wording “The settlement lies within an area potentially vulnerable to flood risk, as identified in the National Flood Risk Assessment to be added to the Settlement Statement. Flood Risk Assessment (FRA) may be required” needs to go in the Settlement Statement (805).

SEPA has advised that an FRA would be required for the existing employment site OP2 and bid site KN027 (300 homes), and that an FRA may be required for bid site KN092. SEPA supported the allocation summary text provided in the Draft Proposed Local Development Plan for bid KN106. Additional wording is requested for bid KN027 for enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features to be investigated (805).

### **Services and Infrastructure**

SEPA has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (Draft Proposed LDP) for Portlethen, and that the settlement is sewered, and part of the network served by Nigg Waste Water Treatment Works. SEPA has requested that it is confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg Sewage Treatment Works and network infrastructure to ensure sufficient capacity can be provided within the sewage treatment works (805).

### **Bid KN027**

This site is considered by one respondent to be of low ecological value, is urbanised by adjacent infrastructure and is edge of settlement rather than green belt, with development providing a good fit in landscape, with modest cut and fill to create levels for development which would be a logical extension to the settlement. The site is considered capable of responding to deficiencies in local resources and can connect to existing foot and cycleways, and nearby core paths, with green corridors to be created, with tree lined paths and woodlands within site being enhanced. The final design solution would respect privacy and amenity of adjacent existing houses (518). One respondent considered the established business uses close to A92 show there is little landscape sensitivity, so development can be located adjacent to the road (442). SNH consider the site should prioritise green infrastructure to mitigate impacts and contribute to pedestrian/cycle links to Aberdeen and the rest of Portlethen, and that the site is a priority for placemaking, and green networks will contribute to improvements and sense of identity (506).

A respondent has been prepared to detail landscaping, ecology, transportation and flood risk issues, informing parcels of development, and the point of access and travel routes through the site with areas of green space and possible allotments (518).

Enhanced access from Findon junction will be good for Portlethen (518), but there is concern about land ownership to facilitate an access solution (600).

Concern over allocation of this site was expressed, with respondents stating 300 homes here is not the most sustainable option (478, 600, 972). Bid KN057 was cited as being one better alternative (600), with bid KN082 being another (478). Some consider the site to be prominent (518, 478), with part of the site at risk of flooding (518, 600). Further concern was expressed in relation to the actual developable area constrained by noise and air quality impacts (600), and the need for significant road upgrades (478).

The Draft Proposed LDP indicated the need for a landscape buffer, area P7, adjacent to this bid site, as an amenity for the town. Such protection prejudices the redevelopment opportunity of the nearby redundant petrol filling station, and Site OP2 in the proposed draft LDP requires strategic landscaping between the A92, resulting in P7 seeming onerous (442).

#### **Bid KN039**

One respondent outlined that there is an extant consent for class 4 office development on this site, and this should be recognised in the Plan, and the site should not be sterilised on the basis that it may deliver a Park and Ride post 2031, when it can deliver a mixed use development in the short term (476).

#### **Bid KN041**

One responded highlighted that this is a consented site so should be allocated to ensure awareness of proposed use (473). SNH require a site brief to identify biodiversity open space and ensure active travel provision (506).

#### **Bid KN042**

Support was expressed for the proposed reduction of bid KN042 to 60 homes, highlighting the need to provide amenity space and allow for improved facilities at Hillside School (234). A contrary view was offered by one respondent, who stated the principle of residential use is long established, and a reduction in numbers is contrary to Scottish Planning Policy as development would not make full use of the site, and there is ample open space within Hillside area, met by previous consents. Further comments state the site is infill within the settlement and providing 176 homes on site can meet current open space provision requirements. Furthermore, development would deliver footpath provision and provide a safe route to school, where reserving part of the site for open space would not deliver path links. The pending application on the site is seeking to resolve education capacity issues, and this matter is subject of ongoing discussion (501).

SNH require a site brief to identify biodiversity open space and ensure active travel provision (506).

### **Bids KN057, KN058 and KN109**

It was outlined that healthcare, education and transport facilities cannot accommodate these proposals (234). One respondent agreed the sites should not be allocated, being green belt, and highlighted the site is wet for large parts of the year and development would have a detrimental impact on the local environment (728).

Supportive comments were received stating the proposal is sustainable and deliverable (600, 601), that development can be phased to regulate impacts on road junctions, drainage design can ensure no flooding, and a Masterplan, consultation report and landscape strategy have been submitted to show the site would not impact negatively on the form and setting of Portlethen (600). Further comments stated the site was a natural extension of the adjacent successful development (600), and would prevent coalescence, fitting within the boundary of A90 (AWPR) (601). One respondent specified that they consider this to be a better site than KN027 (875). Further support identified that the site is flat, not constrained, and that a Masterplan highlights 3 points of access, including a long term junction with the A90/AWPR, and a Transport Assessment would model the junction. The bid submission addresses drainage issues, safeguards peatland, and indicates that education provision and alternative solutions can address capacity issues, including a new school within the full development site. Allocation can assist in delivery of education facilities at other sites (specifically Chapelton). The forest area would be retained. Provision of 450 affordable homes would be made within the full development. Mixed use/retail provision is included. Open space would enhance the development. (930).

SNH agreed with Officers' assessment that these sites should not be allocated, and would result in coalescence of developed areas, and the resultant loss of agricultural land would exacerbate concern regarding lack of identity and sense of place to Portlethen. Should there be opportunities for future development along southwestern edges of the overall site, these should be considered as part of a wider masterplanning exercise for the area, and any development would require biodiversity open space and active travel provision (506). Should development progress, any peat soil should be protected, and any straightened watercourses should be restored/enhanced (506).

### **Bid KN082**

Concern was raised in relation to bid KN082, stating it is within green belt and Special Landscape Area, is prone to flooding, there are health and education constraints, and development would not respect the need to avoid coalescence with Newtonhill (234).

Comments in support of the site suggest it should be allocated now or as a future site. The site is not prominent, as highlighted in the MIR, and poses no landscape impact. Flood risk is not a constraint and a SUDS scheme can accommodate adjacent high surface water. Primary school capacity exists and the site is within walking distance to

a bus stop (478). The site is considered less prominent and less constrained than KN027 (478).

SNH would require restoration of the adjacent watercourse and active travel links provided to the town centre and schools, and they note the potential presence of lowland raised bog on the site, which if confirmed should be protected from development (506).

### **Bid KN092**

It was noted that a leisure facility would be welcomed by many, but they have concern in relation to the proximity to Badentoy Junction. Plans to introduce traffic lights at the flyover could affect the location of the health club. It was suggested that a thorough reassessment of pedestrian and traffic issues was needed, and if issues can be resolved the bid proposal could be acceptable (234).

SNH require active travel provision to/from the site to be included in development (506)

### **Bid KN093 and KN094**

A respondent considered that the site is not a well-located retail asset, the proximity to Badentoy junction is a problem, and traffic and pedestrian impacts need to be considered further (234). A further respondent suggested the site should not be supported as there is no deficiency in retail space in Portlethen, and the existing town centre is elongated, and these sites would exacerbate that pattern. (955). A lack of space for people to meet within the town centre would not be addressed by this site (955).

SNH require active travel provision to/from the site to be included in development (506)

### **Bid KN106**

SNH suggested that a buffer should be placed around any remaining peat (506). One respondent highlights that the site will require the upgrade of the junction east of road U58k to accommodate traffic (300).

## **3. Actions**

### **Flood Risk**

The FRA requirements identified by SEPA are noted. Text provided under 'Flood Risk' should be updated accordingly. The request for additional wording for bid KN027 (300 homes) is considered appropriate and should be included in the allocation summary for that site.

### **Services and Infrastructure**

It should be noted that it is currently stated under 'Strategic drainage and water supply' that local network reinforcement may be required. Information received from Scottish Water confirms that there is sufficient capacity for OP1/bid KN042 and that a Drainage Impact Assessment is required for this site. Scottish Water would be required to



initiate a Growth Project once development meets their five growth criteria. The existing text under 'Strategic drainage and water supply' is considered to be sufficient. As the planning application on this site is not yet approved, the requirement for a Drainage Impact Assessment for OP1 / bid KN042 should be included in the allocation summary.

#### **Bid KN027**

The Draft Proposed LDP identifies this site for 300 homes, seeking a masterplan and a number of technical supporting documents. The sensitivity in terms of a buffer strip to the watercourse, potential flood risk, woodland retention and enhancement and strategic landscaping is also noted. Issues relating to the final design, landscaping, noise and air quality, access, drainage and flood risk would all be considered during a planning application, and assessed against relevant policies within the LDP.

#### **Bid KN039**

Questions remain over the validity of the historical consent for business use on the site. Planning permission for a park and ride facility was granted in 2014 (APP/2011/2662) and the extant consent referred to by the respondent only covers two-thirds of the bid site. The site is reserved for a Park and Ride in the current LDP, this remains valid and is supported through the Local Transport Strategy and Regional Transport Strategy as a named project. Even if such a facility is not brought forward in the immediate term, the site is a logical and sensible location for such a facility and the site should remain "P" protected. Once lost to other forms of development it cannot be reinstated for this use.

#### **Bid KN041**

The site has consent for 55 homes, the Housing Land Audit shows the site will be completed by 2020, therefore there is no need to allocate this in the Plan for the period 2021-2031.

#### **Bid KN042**

Development on KN042 is pending determination (APP/2016/0934) and may affect the allocation in the finalised LDP. Subject to resolving some outstanding technical matters, and agreement through a formal re-zoning process, addressing primary educational capacity issues, support may be given for the 176 houses as it would comply with current LDP policies. As such, the entire bid site should be allocated for 176 homes. While there is a preference to safeguard some of the site for a public park, as supported by the Community Council, land to the west of the Hillside Primary School at the Causey Mounth should be protected for open space, as per the original masterplan for the Hillside development.

#### **Bid KN057, KN058 and KN109**

We agree that development of this scale in the green belt, cannot be accommodated. Almost any site is deliverable, as respondents 600 and 601 argue, but these sites do not represent the best scale of development on the best development sites in the right places.

### **Bid KN082**

We agree that this site could lead to coalescence with Netwtonhill. The site is within the green belt and Special Landscape Area, and allocation/development would affect the established defensible southern boundary of Portlethen.

### **Bid KN092**

The Draft Proposed LDP identifies the site as suitable for leisure use. The concerns of the Community Council, relating to technical matters in relation to signalisation at the adjacent road junction as well as wider pedestrian and vehicular connectivity, can be addressed through appropriate supporting technical documents submitted within a planning application. The comments of SNH are noted and can be addressed through similar supporting documents within a planning application.

### **Bids KN093 and KN094**

The Draft Proposed LDP identifies the site as suitable for modest food retail and a drive through restaurant, or a garden centre with restaurant. The concerns of the Community Council, relating to technical matters in relation to the adjacent road junction as well as wider pedestrian and vehicular connectivity, can be addressed through appropriate supporting technical documents submitted within a planning application. The site would assist in enhancing the town centre in an accessible location and diversify the core retail offering in the settlement. The comments of SNH are noted and can be addressed through similar supporting documents within a planning application.

### **Bid KN106**

The site is currently allocated for 15.5ha of employment land, to which the proposed bid for Class 6 (Storage and Distribution) use would fall under. The site has no significant constraints, but delivery has not been forthcoming. Amending the allocation to clarify the retention of 10ha for employment land and provision of 5.5ha for Class 6 land, poses no issue, and may stimulate progress on the site.

The retention of green belt around Portlethen will help maintain the wild habitats and green areas around the settlement and avoid coalescence with nearby settlements. The current LDP and Draft Proposed LDP contain site specific reference to flood risk, which captures SEPA's general concern for the settlement in relation to flood risk.

### **The Draft Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

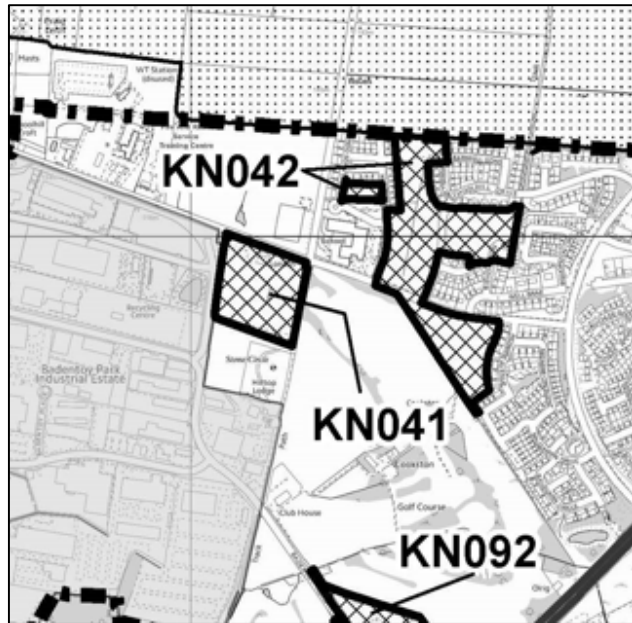
## **4. Recommendations**

1. Modify the Vision for Portlethen to identify issues in relation to the shortage of amenities and meeting space for the community in accessible locations.

2. Highlight that the Findon junction with the A92(T) is at capacity, and development to the north of the town will require to contribute to or facilitate a solution.
3. Update 'Flood Risk' section to include sites identified by SEPA that require a Flood Risk Assessment and include the following text: "Portlethen lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
4. Protect land to the west of Hillside Primary School as open space, including the existing sports pitch, as per the original masterplan for Hillside.
5. Allocate bid KN092 for Class 11 (assembly and leisure) uses.
6. Allocate bid KN093 and KN094 for a mixed-use development of Class 1 (retail) (up to 2500m<sup>2</sup>), a restaurant (including "drive through" facilities), and a garden centre.
7. Allocate bid KN042 for 176 homes, noting the progress being made on the planning application. Include in the allocation summary the requirement for a Drainage Impact Assessment.
8. Allocate bid KN027 for 300 homes, and highlight in the allocation summary known issues and sensitivities, and identify the requirement for enhancement of the straightened watercourses through re-naturalisation, and removal of any redundant features to be investigated.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 1, and 3 to 7 at their special meeting on 20 and 21 August 2019.
2. The Committee agreed not to support recommendations 2 and 8 (Findon junction and allocation of bid KN027 for 300 homes).
3. The Committee agreed three additional recommendations:
  - OP2 to be divided into two allocations for waste management and class 6 storage, (KN106).
  - Reserve the smaller oblong piece of land on bid KN042 for education uses opposite Hillside Primary School.
  - Remove protected land P2, as it serves no purpose.



4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and agreed not allocate bid KN027 in the Proposed LDP.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 146 Portlethen Village

## 1. List of Respondents

MIR Ref	Respondents
805	SEPA
971	Dr Linsey Hunter

## 2. Issues

SEPA has requested that the text "Portlethen Village lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required" be added to the Settlement Statement (805).

A respondent has suggested protecting the land between the railway line and the coast from all development as it needs to be preserved against coastal erosion, and to be used for walking and tourism in a responsible manner (971).

## 3. Actions

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan (LDP). It is noted, however that in Portlethen Village there are no allocations for development, but this statement should still be included in the text in the case of infill developments.

Regarding the request to protect land, there is a policy within the LDP (Policy R1 Special Rural Areas) that provides guidance on coastal zone developments. It should be noted that the area of land raised by the respondent is all currently located within the coastal zone. This policy currently offers sufficient protection to the area of land between the railway line and coast. Therefore, there is no need for any further protection for this land. This designation is under review within the Main Issues Report (see Issue 10 Shaping Development in the Countryside – Main Issue 6).

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## 4. Recommendations

1. Amend the Vision to include the community's desire to improve the core path network in this area.

2. Add the following text to Settlement Statement “Portlethen Village lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 147 Roadside of Kinneff

## 1. List of Respondents

Number	Respondents
506	Scottish Natural Heritage
805	SEPA
855	Catterline, Kinneff & Dunnottar Community Council

## 2. Issues

### **Bid KN033/ Existing Site – OP1**

One respondent has highlighted that the OP1 site should remain allocated in the Plan, but the requirement for a shop should be removed from the allocation (855).

Scottish Natural Heritage (SNH) has raised the issue that sites OP1 and KN033 should contribute to active travel facilities to the primary school (506).

The existing roads are narrow, including the junction with A92, and if this cannot be addressed then another access would be appropriate (855).

SEPA has requested a re-wording of the allocation text provided in the Draft Proposed Local Development Plan as development where no public waste water capacity is available, is unlikely to contribute to long-term sustainability and therefore would pose concerns for SEPA. A temporary waste water system as an interim measure would only be considered by SEPA if a Scottish Water Growth Project has been initiated (805).

## 3. Actions

### **Bid KN033/ Existing Site – OP1**

The support for the continued allocation is welcomed. With regards to the requirement for a shop within this location this has been reassessed and it would appear unlikely that a shop would be viable. Therefore, it is proposed to remove this requirement from the allocation within the Proposed Local Development Plan.

The request from SNH relating to active travel facilities to the primary school is noted. Information relating to safe routes to school is something that is looked at when a planning application is submitted. However, it would be appropriate to include a statement within the allocation summary for the OP1 site to reflect this information. With regards to the road network and the junction with the A92, these issues would be assessed through a transport assessment/statement when a planning application was submitted. This means that any development delivered would ensure that there is an appropriate and safe means for people to enter and exit the development.

The request by SEPA to re-word the allocation text is noted. Information from Scottish Water confirms a growth project is required for the settlement and a Drainage Impact Assessment is required for site OP1/bid KN033. It is considered appropriate that text is added to the Settlement Statement to state that Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria. In addition, the allocation summary should be amended to highlight that a temporary waste water system as an interim measure would only be considered by SEPA if a Scottish Water Growth Project has been initiated, and to identify the need for a Drainage Impact Assessment.

### **The Draft Proposed Local Development Plan**

A number changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Include within the Vision a statement to reflect the local community's desire for a better footpath or route to Kinneff Primary School.
2. Add text to 'Strategic drainage and water supply' to state the following: "Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria."
3. Amend allocation summary text to highlight that a temporary waste water system as an interim measure would only be considered by SEPA if a Scottish Water Growth Project has been initiated and identify the need for a Drainage Impact Assessment.
4. Amend site OP1 to an increased capacity of 46 homes (including KN033) to meet the local housing need for Roadside of Kinneff.
5. Include a statement within the allocation summary to reference the need for the OP1 site to contribute to active travel facilities to the primary school.
6. Remove reference to the requirement of a shop within the OP1 allocation.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.



3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 148 St Cyrus

## 1. List of Respondents

MIR Ref	Respondents
214	Lochhead Consultancy on behalf of Mr & Mrs Dunn
403	Halliday Fraser Munro on behalf of D&W Hourston
461	Mr D Milne
506	Scottish Natural Heritage
805	SEPA

## 2. Issues

### General

All development, both proposed as bids and planned for, will contribute to increased traffic on A92, which is presently dangerous due to heavy vehicles travelling through and parked cars. Although OP1 will contribute to additional traffic, it does provide a safe route to school, which KN003 does not (461).

All of the bid sites have constraints in that they all require additional water treatment facilities, additional school capacity, some have drainage issues and all, including OP1, will result in the loss of agricultural land (461).

A respondent has requested that the settlement boundary be extended to the north-west to include the existing homes and paddock (214).

### Services and Infrastructure

SEPA has also queried the status of waste water drainage capacity, questioning the current text in the LDP 2017, which states that there is limited capacity, but that Scottish Water has initiated a growth project (805).

### Existing Site – OP1

SEPA has noted that a Flood Risk Assessment (FRA) would be required (805).

### Bid KN003

A respondent has noted that this site would not provide a 'pleasant gateway to St Cyrus' but would instead extend the existing ribbon of houses along the A92 (461).

Scottish Natural Heritage (SNH) has agreed with the landscape justification included within the Main Issues Report (MIR) for this site. SNH agreed that this site would lead to the coalescence of St Cyrus and Lochside and suggests that masterplanning is undertaken to ensure the area positively contributes to both settlements (506).

SEPA has noted that an FRA will be required. SEPA also identified the requirement for a buffer strip adjacent to the watercourse on the boundary, which should be integrated positively into the development, and enhancement of the straightened watercourse

through re-naturalisation. Removal of any redundant features should be investigated (805).

#### **Bid KN004 and KN043**

There is concern raised by the respondent that if these sites were to come forward the remaining agricultural land they encompass will require access directly onto the A92 (461).

#### **Bid KN014**

Development on the site should be reconsidered, as it would afford greater safety for pedestrians/cyclists, help address shortfalls identified in the open space audit for St Cyrus and add landscape and biodiversity advantages (461).

#### **Bid KN065**

One respondent has noted that this site should be allocated within the Proposed Local Development Plan as it is a good extension and rounds off the settlement to the north. The reasons for dismissing the site within the MIR are not accepted and it is also noted that the constraints can all be overcome (403). It is also noted by the respondent that the development could be accommodated without any adverse impact on the coastal zone or the Special Landscape Area (SLA) (403).

### **3. Actions**

#### **General**

It is acknowledged that any new development allocated in St Cyrus will increase traffic. Any associated planning application would likely have to be accompanied by a transport statement/assessment, which would identify any impacts the site would have, and also identify any mitigation measures that the site would have to undertake, where appropriate, in order to ensure road safety is not compromised. Subject to any transportation issues that may occur being made acceptable, it is not anticipated that the viability of the preferred sites would be affected.

In relation to the comment regarding safe routes to school, it is mentioned by the respondent that the OP1 site is providing a safe route to school, but KN003 does not. This has to be a consideration as to whether the KN003 site is a valid location for development.

With regard to the respondent noting the constraints to all of the bid sites, this is acknowledged. When the bid sites are assessed all known constraints are noted. These constraints may mean that in some instances development would not be able to be delivered on these sites. Many constraints can, of course, be overcome. These will be assessed and relevant comments, including those by key stakeholders are noted within the Settlement Statement.

In accordance with the Aberdeen City and Shire Strategic Development Plan enough additional housing land allocations are identified in the Rural Housing Market Area. It

is considered that St Cyrus has an appropriate amount of land identified for housing to meet local housing needs during the Plan period through the delivery of the OP1 site, which means that none of the bid sites require to be allocated within the Proposed Local Development Plan (LDP) at this time.

With regard to moving the settlement boundary as it currently stands, there is a defensible boundary to the north of the settlement with the road. There does not seem to be any advantage to moving the boundary to include the few properties to the north of the road, therefore no changes are proposed.

### **Services and Infrastructure**

Information received from Scottish Water confirms that Nether Knox Waste Water Treatment Works that serves the catchments St Cyrus, Inverbervie, Johnshaven and Gourdon has sufficient capacity, but the sewage pumping stations in St Cyrus and Johnshaven are to be part of a growth project that requires to be delivered. A growth project is to be promoted. The existing text under 'Strategic drainage and water supply' should be amended to reflect the current position with regard to waste water drainage. The development brief for OP1 currently states that early engagement with Scottish Water is required, and this text should remain.

### **Existing Site – OP1**

It is noted from SEPA that an FRA will be required. It would be appropriate to add text to the Settlement Statement to reflect this requirement. Construction of the site has also begun, and the allocation summary should be amended to reflect this.

### **Bid KN003**

The comments from SNH are noted with regards to landscape. The comments with regards to the coalescence of St Cyrus and Lochside are also noted and the site would require to be carefully designed in order to provide a gateway into the two settlements. On the basis that the OP1 site has just started to deliver housing for the settlement and is programmed to deliver houses each year up until 2028, it is felt that the OP1 site will be able to meet the housing need of St Cyrus. It is therefore not recommended to allocate site Bid KN003 within the Proposed LDP.

SEPA's comments regarding the requirement for an FRA, buffer strip and watercourse enhancement are noted, but on account of this site not being proposed for allocation no action is required.

### **Bid KN004 and KN043**

The concerns regarding the segregation of the field between the two above sites are noted. As noted above, sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that St Cyrus has an appropriate amount of land identified for housing to meet local housing needs during the Plan period through the delivery of the OP1 site.

#### **Bid KN014**

The respondents request to reconsider the allocation is noted. None of the constraints identified within the MIR, as to why the site could not be delivered, have been addressed through the representation. These constraints include the site being prime agricultural land, poorly located with services in St Cyrus and that the road access to the site is on a minor road. As noted above, sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that St Cyrus has an appropriate amount of land identified for housing to meet local housing needs during the Plan period through the delivery of the OP1 site.

#### **Bid KN065**

It is acknowledged that the site is well located to the settlement. As noted within the MIR, the site is on prime agricultural land and there are policies in place that help to protect this type of land by a presumption against development. As also mentioned, the site is located within the Coastal Zone, and this policy protects against development in areas that would be vulnerable to development and only allows development to be located within the Coastal Zone where the particular development needs a coastal location. The respondent notes that the site would not have an adverse impact on either the Coastal Zone or the SLA, but it is felt that this site would be very prominent within the landscape. This would in turn, have a negative impact on the SLA.

Taking the above information into account and the need for additional housing in the area, it is considered that St Cyrus has an appropriate amount of land identified for housing to meet local housing needs during the Plan period through the delivery of the OP1 site.

#### **The Draft Proposed Local Development Plan**

Minor changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Amend the Vision to state the local community's concerns regarding lack of affordable housing, the lack of fit between the design of new homes and character of existing buildings, and the need for improved pedestrian safety around the primary school.
2. Include 'Flood Risk' in the Settlement Statement and add the following text: "A Flood Risk Assessment will be required for site OP1."
3. Amend existing text under 'Services and Infrastructure' to state: "Sewage pumping stations in St Cyrus and Johnshaven are to be part of a Growth Project that requires to be delivered. Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria."

4. Retain existing OP1 site and amend the allocation summary stating construction on the site has begun and that early engagement with Scottish Water is encouraged.
5. Delete existing OP2 site on basis that it is now built out.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019. The Committee also agreed two additional recommendations:
  - Amend the vision statement to remove the text regarding the car park opposite the school.
  - Amend the vision statement to include aspirations for a safer road crossing on the A92.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 149 Stonehaven

## 1. List of Respondents

MIR Ref	Respondents
19	Nestrans
66	Ms Jane Cruickshank
130	Mr Peter Rowbotham
204	John Handley Associates Ltd on behalf of Shell UK Limited
295	Mr Alistair Watson
302	Halliday Fraser Munro on behalf of Barratt North Scotland
303	Halliday Fraser Munro on behalf of Barratt North Scotland
304	Halliday Fraser Munro on behalf of Barratt North Scotland
305	Halliday Fraser Munro on behalf of Barratt North Scotland
407	Ryden LLP on behalf of Bancon Homes
411	Ryden LLP on behalf of Bancon Homes
412	Ryden LLP on behalf of Bancon Homes Limited
450	Stewart Milne Homes
485	Stewart Milne Homes
506	Scottish Natural Heritage
523	Bancon Homes Ltd
559	Dr Keith N Stewart
591	Barton Willmore on behalf of Stewart Milne Homes
592	Barton Willmore on behalf of Stewart Milne Homes
596	Clarendon Planning & Development Ltd on behalf of The Sluie Estate Trust
698	Mr Sam McMillan on behalf of Ian and Helen McMillan
789	Emac Planning on behalf of Kirkwood Homes Ltd
805	SEPA
855	Catterline, Kinneff & Dunnottar Community Council
876	Woodland Trust Scotland
883	Mr Donald Bouma
906	Ms Susan E Grimes
907	Mr Douglas Grimes
922	Clarendon Planning & Development Ltd on behalf of The Sluie Estate Trust
928	Stonehaven & District Community Council
931	Norr on behalf of CALA Homes
971	Dr Linsey Hunter
972	Turnberry on behalf of Elsick Development Company (EDC)

996	APT Planning & Development on behalf of FM Ury Ltd. & RSM Milne Dykelands Ltd.
1009	Historic Environment Scotland

## 2. Issues

### General

A respondent considered that more houses will overstretch amenities in Stonehaven as they believe there is a lack of facilities, schools, healthcare, supermarket, employment opportunities and sport/leisure facilities in Stonehaven (928). Some respondents considered sites in Stonehaven were unlikely to contribute to strategic housing delivery (407), and this is better met by Chapelton (883, 972). One respondent also highlighted education, healthcare and infrastructure capacity as a concern (971).

Some recognised that development is needed to enhance the town (66, 883), and the link road through Ury Estate should be a priority, but up front deliverability by the developer is unlikely (928). It was also highlighted that developments need to do more to provide amenities, such as community woodland, gardens or allotments (928).

A settlement the size of Stonehaven should have a suitably sized foodstore (596, 883), and the lack of progress on a consented site is a concern (922, 928).

Respondents highlighted the sensitive landscape setting (66) of Stonehaven, and that open space on edge of the town should be protected (883), as should all land between the railway and coast (971). One respondent believed the Settlement Statement should confirm the South East Coast Special Landscape Area covers land to the north east, at Cowie, and south of Stonehaven, and due to topography, these areas should be protected, as development could have significant landscape and visual impacts (922).

SNH considered development opportunities were constrained, with current and planned changes eroding the wider landscape setting of Stonehaven, particularly developments at Ury Estate and the Aberdeen Western Peripheral Route (AWPR). Previous landscape capacity work should be reviewed to inform the LDP, taking account of development pressures and the wider sensitive and valued coastal and landscape setting (506).

A number of respondents highlighted the potential positive impacts the opening of the AWPR could have, with enhanced demand for housing in Stonehaven (596), and that this should be referenced in the "Vision" to highlight possible economic benefits to enhance Stonehaven as a location for new investment and become an important sub-regional centre (922), and with the area being adjacent to A90/A92 interchange, it is the logical location for employment generating development (596). The Stonehaven Community Council consider such land should be utilised (928).

Railway station car park cannot meet demand, and this is likely to worsen in future. Additional parking should be identified in the long term (19).



### **Spatial Strategy for Stonehaven**

In terms of the general locations for growth and allocations, some respondents suggested sites west of the A90 are not well related to the town due to a lack of public transport and connectivity, thus are car dependant, and could have delivery issues that constrain housing land supply (485, 922). One respondent stated Ury Estate can absorb more housing through a number of Plan cycles, easing pressure on more sensitive sites (996). Another respondent highlighted that 90 houses consented at North Lodge (APP/2015/0541) should be identified and recognised as an “existing development site” (596).

### **Services and Infrastructure**

SEPA has noted there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Stonehaven. The settlement is sewered, and part of the network served by Nigg Waste Water Treatment Works (WWTW). It should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the Nigg sewage treatment works and network infrastructure (805).

### **Existing Site – BUS1**

If BUS1 is to be extended, land at Smithy House should be included (698).

### **Existing Site – BUS2/OP5**

Some support to retain this site was received, stating consent on BUS2 is extant, with a further application expected soon for OP5 (523).

Some respondents considered the site(s) should be removed from the LDP due to there being no progress (596, 922). One respondent considered the site is disconnected and could result in adverse landscape/visual impacts, and is constrained due to poor connectivity (922). A respondent highlighted their disappointment that the site shall remain (928).

### **Bid KN016**

Scottish Natural Heritage (SNH) noted that the site is currently woodland with a core path on the northern boundary, and if allocated, a site brief should ensure development incorporates sufficient biodiverse open space, woodland protection and links to core path network and provision for active travel (506). One respondent offered support for this non-preferred site on the basis that this site is by a small private developer (883).

### **Bid KN032**

SNH consider the landscape impacts should prevent allocation, but acknowledge that active travel links are better than some “preferred” sites. If allocated, a site brief should be provided for biodiverse open space and links to the core path network (506).

A respondent has expressed support for the Officers’ recommendation (“not preferred”) for bid KN032 (855), whereas another respondent considered the site should be allocated, with the site being a natural extension of the town and meeting housing demand would outweigh the loss of prime agricultural land. Potential landscape

impacts can be mitigated, and education capacity met through contributions. Development would enhance the local road network to allow bus service access (931).

### **Bid KN050 and KN051**

SNH considered the landscape impacts should prevent allocation. If allocated, a site brief should be provided for biodiverse open space and active travel (506). One respondent highlighted that the site is visually intrusive and not well related to the settlement, and there is no strategic need for this level of development (883). Historic Environment Scotland (HES) highlight potential impacts on Scheduled Monument SM9742 (Castle of Cowie) and SM5584 (Cowie Chapel), but locating development adjacent to existing development at Cowie could assist in minimising impact (1009).

Some support for allocation was received, with comments stating the site would deliver all required facilities in line with additional housing, alleviating the concern over the town's capacity to absorb development, delivering a much needed food retail store and primary school. The site is deliverable and would meet housing need in the short term, and is contained by existing landform and infrastructure. The supporting bid documents show an appropriately scaled residential-led mixed use development (591, 592).

### **Bid KN068**

SNH considered the site would impact on the landscape pattern and balance of open to enclosed space, and be highly prominent. The site has high landscape and visual sensitivities, but this has to some extent, been impacted upon by existing consented development (506). Other respondents added to those concerns, with one stating the site is unsuitable, detached from amenities, prominent, carries potential flood risk from surface water run-off, and contains archaeological findings (130), whilst another raises concern about the site being isolated, having a negative impact on the built heritage of Fetteresso, including the conservation area and listed buildings (559).

Further concern suggested the topography would be difficult to develop, particularly for SUDS (559), development would impact on protected species (295), and the site is unsuitable for such a historic area, being prominent and would adversely affect the rural setting of the existing town (906, 907)

### **Bid KN076, KN077 and KN078**

A respondent has expressed support for the Officers' recommendation ("not preferred") for bids KN076, KN077 and KN078 (855).

Respondents identified that the bid sites are closer to the town centre than sites at Ury Estate and constitutes infill development between residential development at Braehead and business land at East Newtonleys. The site is deliverable, and is a logical and sustainable site, with good access to the trunk road. The site was previously allocated in the 1998 Plan, and during the 2017 LDP process the Reporter identified some positives, but was not persuaded the whole site would be appropriate in landscape terms. This bid addresses the landscape matters; a shelter belt shall be provided, and

there would be no detrimental impact on coastal setting. The loss of prime agricultural land is no different to other sites, and this is a better option than sites at Ury Estate. Provision within the full development of a new primary school would address education issues (407, 411, 412).

One respondent suggests bid KN076 would improve connectivity by providing footpaths, cycle networks and creating sufficient mass for public transport (411).

If allocated, SNH would require a site brief to ensure development incorporates sufficient biodiverse open space, woodland protection and links to the core path network and provision for active travel (506).

#### **Bid KN080**

One respondent suggested the Local Development Plan should remove reference to the 2013 consent and appeal decision, and remove references to two points of access and delivery of affordable housing in early phases (450). Another respondent supported the increase in housing numbers within the site, stating it is justified by the housing market (596).

SNH has indicated that a site brief should be required to ensure development incorporates sufficient biodiverse open space, woodland protection and provision for active travel, and highlights the woodland around the site should be retained (506).

#### **Bid KN081**

A respondent has expressed support for the Officers' recommendation ("not preferred") for bid KN081 (855). Another respondent stated the site should be allocated, it is deliverable in the short term and has good pedestrian and public transport links, including a safe walking route to school, and is well related to the town. The site would utilise an existing access, and was previously considered suitable for a primary school (485).

#### **Bid KN086**

Concern has been raised in relation to overprovision of houses already in Ury Estate, with a lack of progress on delivery and little progress on works at Ury House, and there is no identifiable need for further housing to meet strategic requirements (883). One respondent outlines the Masterplan for Ury Estate is outdated and does not reflect this site or how others have progressed, and a revised Masterplan should be provided to ensure over-development is avoided (559).

Some support was received, caveated that the site should be considered as a future allocation to provide effective land to complement other development ongoing in the area, but should not be considered as part of the Proposed LDP (996).

#### **Bid KN087**

Caution was highlighted from the Health and Safety Executive (HSE) in relation to the site's close proximity to a number of oil and gas pipelines. Any increase in

numbers/density may have issues and further consultation with HSE should be had (204).

If allocated, a number of respondents highlighted the need for clarity within the Settlement Statement to reflect the delivery requirement for the link road (922), accurately reflect the planning permission on site (559), and identify and exclude the riparian strip and ancient woodland on site (876).

SNH require a site brief to ensure development incorporates sufficient biodiverse open space, woodland protection and links to the core path network and provision for active travel. Ancient woodland around the site should be retained, and delivery of the link road should not impact on the amenity of the core path (506).

HES has identified potential impact on the setting of Scheduled Monument SM6438 (1009).

One respondent highlighted the Masterplan for Ury Estate is outdated and does not fully reflect the site, a revised Masterplan should be carried out to ensure over-development is avoided (559). One respondent considers there is an overprovision of houses already in Ury Estate, with no progress on Ury House, and the area is becoming a dense suburban development (883), but this was countered by a respondent stating the increase in numbers makes efficient use of an already allocated site (996).

### **Bid KN102**

Support for the bid site was received, highlighting the increase in numbers on an established site would allow development to respond to market conditions, and can progress without impact on Ury House (996). One respondent highlighted Ury Estate could accommodate new housing and relieve pressure on other more sensitive sites around Stonehaven (789). Further support for the increase in numbers also suggested the link road and bridge should be capture by phasing, and with affordable housing provision already established off-site, this should not be a requirement specified in the Settlement Statement (789).

One respondent highlighted the Masterplan for Ury Estate is outdated and does not reflect this site, a revised Masterplan should be carried out to ensure over-development is avoided (559). Furthermore, the Settlement Statement needs to accurately reflect existing planning permission on site (559).

Concern was raised in relation to potential impact on the setting of Ury House and poor connectivity (485), and general concern in relation to too many houses supported on Ury Estate already, with failure to deliver development (883).

### **Bid KN103**

There is some support for the allocation for 60 homes, and issues relating to access and link road provision, affordable housing and proximity to pipelines can all be addressed. However, the tie-in of delivery with nearby retail development should be

removed, the retail site is a standalone commercial operation (789). The inclusion of the P9 protected area to the north to screen/integrate the site was welcomed, but it may need to be flexible to accommodate the housing numbers (789). Further support stated the site would build on the success of the adjacent allocated site, with potential to provide new homes in an attractive and accessible location (996). One respondent suggested that link road delivery should be referenced in the allocation and delivered prior to development (922).

SNH highlighted a greater potential for significant effects on the setting of Ury House, compromising the balance of open to enclosed spaces which typify this historic parkland. A detailed site brief to look at siting and massing of housing on the lower slopes, with a landscape structure to reflect the character, scale and species of the existing policy woodlands on the estate, with planting delivered early to ensure establishment, should be provided. Opportunities to reinforce historical character of the locale should also be explored. A site brief should be provided to ensure development incorporates sufficient biodiverse open space, woodland protection and links to the core path network and provision for active travel, ensuring the amenity of core path/existing links is retained when the link road is delivered (506).

Concern was raised relating to consented enabling development not being delivered, and there is no further need for housing (883), the site is visually prominent and lacks connectivity to the town, and delivery relies on a link road which is not forthcoming (485).

One respondent highlighted the Masterplan for Ury Estate is outdated and does not reflect this site, a revised Masterplan should be carried out to ensure over-development is avoided (559).

#### **Bid KN104**

There was support for the allocation for 84 homes (789, 996). The draft statement on a landscape buffer and pipelines can be addressed, but reference to the link road being in place prior to completion cannot be a finite requirement and should be deleted. There is no record of flood risk, and such reference should be deleted. The consented development on the site offers 100% affordable provision and should be delivered in advance of adoption of the Plan (789). The Settlement Statement needs to correctly reflect the planning applications on the site (559).

Concern was expressed that the site replaces part of the consented site for a hotel and restaurant that accompanied consent for a retail store, and this may impact on deliverability of the retail store (922).

SNH require a site brief to ensure development incorporates sufficient biodiverse open space, woodland protection and links to core path network and provision for active travel. Ancient woodland that overlaps the site should be retained (506).

One respondent highlighted the Masterplan for Ury Estate is outdated and does not reflect this site, a revised Masterplan should be carried out to ensure over-development is avoided (559).

**Bid KN115, KN116 and KN117**

Respondents identified that this site is commercially attractive, suitable and deliverable for the provision of employment land (596, 922). The site is accessible by the local and strategic road network, can be accessed by sustainable modes of transport, and is readily deliverable, and provision of the link road within Ury Estate will only improve connectivity. Furthermore, the site is well located, being adjacent to the settlement boundary, close to the AWPR interchange and is a logical site for development. A Transport Assessment submitted with a 2015 application for retail on this site concluded development would not impact on adjacent road junctions (596).

In relation to KN115, the site is suitable for retail and would compete with retail at Portlethen and Ury Estate (if built), not the town centre. This site is considered more suitable for retail than that consented at the Ury Estate site. (596, 922).

SNH require active travel links, if allocated (506).

One respondent opposes development on this site, stating it is too early to understand traffic flow from new junctions/roads so no development should take place yet (883).

**Bid KN118**

Respondents identified the site is well located adjacent to the settlement boundary, close to the AWPR interchange so is a logical site for hotel development. There is a lack of hotel facilities on the A90, and this site would attract passing trade, and development would generate a significant number of employment opportunities (596, 922).

The site is considered to be well connected via existing footpaths, National Cycle Network Route 1, and nearby public transport links, and is well related to Ury Estate, and the link road would further improve connectivity. A hotel here would serve tourists visiting the north east of Scotland as a whole, being well related to the strategic road network (596).

There are no plans to upgrade the fastlink junction, and no plans for any future road junction in the area surrounding the site. There is no national or strategic priority that prohibits developments in such locations. A hotel and restaurant would not impact on the adjacent road interchange (596).

SNH require active travel links, if allocated (506).

One respondent opposes development on this site, stating it is too early to understand traffic flow from new junctions/roads so no development should take place yet (883).

### **Bid KN119**

Respondents highlight the site is well located and commercially attractive, being adjacent to the settlement boundary and close to the AWPR interchange so is a logical site for development. There is currently a deficiency of roadside services, only Stracathro between Dundee and Aberdeen, and the site can provide all essential and desirable requirements set out in SPP and PAN75 for service stations. A Transport Assessment has outlined that the AWPR junction would continue to operate comfortably as a result of the proposed development. In terms of landscape and visual impact, the Landscape Character Assessment confirms clear views of the site are limited, as topography limits visibility. Development would have minor impacts, particularly in the current context of the road and associated lighting now in place (596, 922).

The site is visually disconnected from Stonehaven, but the nature of roadside services is to be adjacent to the road, and this site is suitable for such use. Connectivity to Stonehaven does exist from existing footpaths, and nearby bus stops (596). One respondent adds the primary function would be to serve road users, but connectivity would also serve and be accessible for residents of Stonehaven (922). There is no national or strategic priority that prohibits developments adjacent to the AWPR (596). One respondent opposes development on this site, stating it is too early to understand traffic flow from new junctions/roads so no development should take place yet (883).

### **Bid KN120, KN121 and KN122**

A respondent has expressed support for the Officers' recommendation ("not preferred") for bids KN120, KN121 and KN122 (855). Respondents highlighted the history of the site being repeatedly deemed not suitable for development (130), and there is little justification for development of this scale (559, 883). Concerns relating to the loss of prime agricultural land, education capacity impacts, flood risk (559), and impact on ancient woodland (876) have been raised. One respondent highlighted the lack of connectivity, landscape impacts, and natural and cultural heritage impacts from development of this scale (883).

SNH agreed that landscape impact justifies non-allocation, but if allocated, a site brief/strategic framework for biodiverse open space and active travel provision is provided (506).

Support was received, with respondents stating the site was previously supported in the Main Issues Report in 2013, and there is strong demand for new housing in the area. The site is a sensitive and measured extension to Stonehaven, with the precedence for crossing the A90 set at Ury Estate. The site is in a sustainable location, close to rail and road, local services and facilities, and would improve walking and cycling routes. KN120 is a Catalyst for further development (KN121 and KN122) which could support a new road/paths over the A90, increasing viability of forming a neighbourhood core. The loss of ancient woodland can be mitigated, and quality open space and landscaping could be provided, and the small part of the site at risk of flooding can be addressed through sustainable measures. Education impacts of the full development are no

different to other sites. It is considered that the bid submissions have not received full consideration, inconsistent to others (303, 304, 305).

Development can be designed and phased to mitigate road impacts on Kirkton of Fetteresso, and the loss of Prime Agricultural Land is not a credible reason for rejection (305).

### **3. Actions**

#### **General**

The concerns relating to existing amenities and potential impacts from new development are noted, and new development should have positive impacts where possible and seek to contribute to the amenities of the town.

Opportunities and development pressure from the opening of the AWPR should be acknowledged.

Green space around the settlement should be protected from development.

Concerns relating to the car parking capacity at the railway station are noted, but so are the difficulties in identifying available space to allow expansion.

#### **Services and Infrastructure**

Information from Scottish Water indicates there is sufficient capacity at Nigg WWTW with a requirement for Drainage Impact Assessments. Text should be included for "Strategic drainage and water supply" to reflect the current position with regard to waste water drainage.

#### **Site - BUS1**

The existing BUS1 site is not proposed to be altered from the Draft Proposed LDP.

#### **Site - BUS2/OP5**

The Draft Proposed LDP did suggest their removal, but one respondent considers permission to be extant on BUS2, and there are intentions to progress OP5. The sites do provide the only new employment land in Stonehaven and as such should be retained in the Proposed LDP.

#### **Bid KN016**

The scale of development sought is that of small-scale, which does not contribute significantly to strategic housing supply and better assessed through Policies in the Plan, which would be unlikely to support residential development in this specific location.

#### **Bid KN032**

We agree with the findings of SNH, that the landscape sensitivity and potential impact of development in this location prevent allocation. Positive comments received in relation



to mitigation and local enhancements are noted, but the general siting and scale of development, in a prominent location to the south of the settlement is not an appropriate form of development.

#### **Bid KN050 and KN051**

We agree with the findings of SNH, and other respondents, with concern relating to landscape sensitivity and potential impacts, and the site not being well related to the settlement. The refused application (APP/2015/3324) and dismissed appeal for mixed use development on this site both heavily referenced landscape impact and prominence within the reasoning for refusal, and those concerns remain. Therefore, the site is not considered suitable for development.

#### **Bid KN068**

We agree with the findings of respondents, including SNH in relation to the site's likely impact on the pattern of development in the area and the topographical prominence and visual impact development could have, along with concerns in relation to impacts on built and natural heritage. Therefore, the site is not considered appropriate for development.

#### **Bid KN076, KN077, KN078 and KN081**

Respondents outline positive measures in terms of minimising impacts and providing connectivity, and references certain issues are no different to other sites that are preferred for development. Officer's opinion remains that sites are detached from the town, and due to topography, the sites would be visually prominent. These sites do not represent the best scale of development on the best development sites in the right places.

#### **Bid KN080**

The existing allocation on site OP1 has been superseded by an appeal decision and planning consent (APP/2016/1986), and the Draft Proposed LDP responds to the numbers consented. It remains pertinent to retain this site as it correctly identifies the number of units within the original consent that were built, and the second application fulfils the balance of development. We can review the request that affordable housing delivery aligns with the consented development.

#### **Bid KN086**

Concern relating to delivery of existing allocated sites within Ury Estate is noted (883), and this is a common feature on a number of sites due to the current economic situation. Comments relating to the future allocation of the site is noted, but there is sufficient supply in the Draft Proposed LDP to negate the need for allocation as a future opportunity (FOP) site. The site sits prominently in the landscape north of Stonehaven, and other sites that sit lower in the landscape are preferable.

#### **Bid KN087**

Concerns relating to numbers and density within the pipeline zone are noted. The pipeline middle consultation zone does dissect the site, and is therefore likely to inform

the layout, and early engagement from developers on this matter is encouraged to ensure that delivery can be accommodated within the site.

The concern about overprovision and urbanisation of Ury Estate is noted, but Officers agree with the counter view that references making best use of the existing allocated site through increasing housing numbers.

Additional development on this site would have to tie-in with infrastructure delivery and existing consents within Ury Estate, as identified by respondents. SNH and HES requirements can be factored into the consideration of any future planning application on the site. Reference to the outdated Masterplan is noted, and the scale of development would benefit from a Masterplan for the site, and a full revised Masterplan for Ury Estate to capture existing consents and allocations to achieve a holistic approach to delivery. A revised Masterplan would also allow for the wider setting of Ury House and the other associated listed structures to be carefully considered.

#### **Bid KN102**

Officers welcome the support to increase the housing numbers on the existing allocated site. References to tying the allocation in with phasing triggers within existing consents and referencing the established off-site provision of affordable housing are noted.

Reference to the outdated Masterplan is noted, and the scale of development would benefit from a Masterplan for the site, and a full revised Masterplan for Ury Estate to capture existing consents and allocations to achieve a holistic approach to delivery, and allow for the wider setting of Ury House and the other associated listed structures to be carefully considered.

Concerns about overprovision at Ury Estate is noted, but this is an active site seeking a modest increase in housing numbers to respond to current market trends and maximise the efficient use of the site.

Being already identified for development, and well screened from Ury House by woodland on the Cowie Water, the site is not considered to pose significant impact on the setting of Ury House.

#### **Bid KN103**

The support to allocate this site for 60 dwellings is welcomed. Measures to integrate and facilitate development must be secured, particularly SNH's request for a detailed site brief to address landscape, woodland and built heritage impacts. Delivery will also have to tie-in with other developments adjacent, and the delivery of key infrastructure. Reference to the outdated Masterplan is noted, and the scale of development would benefit from a Masterplan for the site, and a full revised Masterplan for Ury Estate to capture existing consents and allocations to achieve a holistic approach to delivery, and allow for the wider setting of Ury House and the other associated listed structures to be carefully considered.

**Bid KN104**

We welcome the support for allocating this site and note the need to accurately reflect the planning consent on site, and apply appropriate references to infrastructure delivery.

Reference to the outdated Masterplan is noted, but development on this site has consent and is expected to be delivered prior to adoption of the Plan. However, in relation to other sites, a full revised Masterplan for Ury Estate to capture existing consents and allocations to achieve a holistic approach to delivery would be beneficial, and allow the wider setting of Ury House and the other associated listed structures to be carefully considered.

**Bid KN115, KN116 and KN117**

Responses identify the site as a viable and well located opportunity for development, but concern remains about the scale and nature of development in this location. It is accepted that the context and character of the area has changed significantly in recent years, with residential and infrastructure projects altering the out of town/rural character of the site, making the site less visually sensitive than it once was. However, the site remains visually sensitive, and development could pose issues in relation to potential road and transport impact, with road safety on the B979 and the junction with the AWPR a concern.

In relation to retail development (KN115), the implementation of a retail consent (APP/2015/3716) at Ury Estate solidifies that as the retail opportunity for Stonehaven. To identify a further site for such use would be irresponsible and potentially damaging to the vitality and viability of Stonehaven town centre.

Residential use (KN116) would be compatible with adjacent land uses, but the site does remain sensitive in relation to its visual prominence, and alternative provision to meet housing demand can be better met elsewhere. There is no justification for promoting housing on this site.

Regarding the employment bid (KN117), sufficient supply exists at BUS2/OP5 at East Newtonleys, with consents in place. Further allocations are therefore not required at this time.

**Bid KN118**

There are policies in the LDP to support development of tourist accommodation, therefore such a proposal can come forward without being allocated or reserved in the Plan. The site is noted to be accessible for passing trade (596, 922), and provide opportunity for tourists to explore the region due to ease of access to the A90 (596), but the site topography does raise concern in terms of visual and landscape impacts, and the existing road network and connectivity may require significant upgrade. Concern does remain in relation to access to the B979 and potential implications on the functionality of the AWPR interchange.

### **Bid KN119**

The site is well related to the A90 interchange as outlined by respondents, but the demand for such a facility is questionable, particularly with the recent granting of consent for a service station with modest retail offering and two drive-thru outlets at Badentoy, Portlethen has been granted consent (APP/2018/2848). Development could have impacts in relation to the function of the AWPR interchange.

### **Bid KN120, KN121 and KN122**

Respondents highlight the lack of justification for development of this scale and the history of refusal of development on this site. We agree with SNH that the landscape impact merits non-allocation, and this is further evidenced by refused applications APP/2015/3583 and APP/2010/3646 both citing the inappropriate scale of development and associated landscape impacts and detrimental impact on the setting of Stonehaven.

Supporting comments identify the demand for housing in the area, and development at Ury Estate has set a precedent for the settlement growing beyond the A90. Whilst the supporting comments outline that technical matters can be met and mitigated against, this can be said for most developments. However, due to the siting, scale and associated landscape impacts, these sites do not represent the best scale of development on the best development sites in the right places.

### **The Draft Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

Since the Draft Proposed LDP, it is proposed that the settlement boundary is amended to run parallel to the housing development at Braehead Drive.

## **4. Recommendations**

1. Modify the Vision to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council. Update the Vision for Stonehaven to reflect the updated status of the application for retail development, which has now been implemented. Also to add a paragraph to outline the lack of employment opportunities, small scale and affordable housing; facilities for all ages to meet and engage; the need to upgrade/replace some education facilities; issues regarding car parking at the train station; and pedestrian safety at Evan Street and Market Square.
2. Under 'Services and Infrastructure' add the text "Strategic drainage and water supply" and reflect the current position with regard to waste water drainage including the requirement for Drainage Impact Assessments.
3. Require a new masterplan for Ury Estate to take account of consented, existing and new allocated sites, including non-residential developments and

infrastructure requirements, to ensure a holistic approach to delivery is taken. This will apply to sites KN087, KN102, KN103 and KN104.

4. Increase the housing numbers within allocated site OP1 to reflect the planning application. Provide reference to the planning history, and identify a preference for two points of access, in line with current policy expectations. Add a reference to the aspiration for affordable housing delivery in the early phases of development, in line with current policy expectations.
5. Increase the housing numbers within allocated site OP2, and acknowledge that the first phase of development on this site is under construction. Provide clarity about the trigger for the provision of the link road from B979 to A957, including a bridge over the Cowie Water, being required prior to the occupation of the 86<sup>th</sup> dwelling, in line with controls in place on planning consents within Ury Estate.
6. Increase the housing numbers within allocated site OP3. Update references to consented dwellings on the site to be accurate, 51 dwellings have been granted on the site, but have not progressed. Accurately reflect the trigger for link road from B979 to A957 as being required prior to the occupation of the 86<sup>th</sup> dwelling on the western side of the Cowie Water (cumulatively with other sites). Add reference to highlight the need to avoid the riparian area and ancient woodland, signalling the need for a minimum of 12m buffer strip from the Cowie Water. References to affordable housing being in line with Policy H2 should remain, but should reflect the consent that exists for off-site provision, as approved at site OP4 to clarify construction and delivery is underway.
7. Update site OP5 to highlight planning in principle consent was granted in October 2016, with a further update to confirm if a further application is submitted within timescales (prior to end of October 2019).
8. Allocate land to the north of site OP2, for 60 homes. Reference in the Draft Proposed LDP in relation to postponing development until the consented retail development is built should be removed, but clear emphasis must be made to the need for the link road between the B979 and A957 must be made, taken cumulative account of other allocated/consented developments. To aid integration, site P9 is proposed to the north of the site to preserve the setting of the site, ensuring retention of an existing tree belt and land subject of compensatory planting associated with consented development. Affordable housing should be provided on site and integrated through the development, and proximity to nearby pipelines should be highlighted.
9. Allocate new site but amend the housing number in the draft Proposed LDP to 91 homes to reflect the number of units consented within APP/2018/2227 and APP/2018/2228, and amend the text in the Draft Proposed LDP to reflect what has been secured and implemented in the consents, rather than set aspirations for the site. This site should accurately identify that the 91 units are all

affordable housing and provide the affordable housing requirements of the consented and implemented enabling development for Ury House, and the consented and implemented development at North Lodge for housing and a golf course (APP/2015/0541). This still does not meet the obligation for 25% affordable homes across the whole Ury development and 9 units could be provided elsewhere in Ury Estate.

10. The trigger for the link road between the B979 and A957 should be clearly stated, with no more than 85 units (cumulatively with other developments in Ury Estate) on the west of the Cowie Water being capable of occupation until the link road is in place, as set out in conditions on the consents.
11. Amend the settlement boundary to run parallel to housing at Braehead Drive.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 1 to 10 at their special meeting on 20 and 21 August 2019, although the first recommendation was amended to include the word “specifically”, “...including the Community Council. Specifically, the vision for Stonehaven...” The Committee agreed not to support recommendation 11 as the settlement boundary is correct. The Committee also agreed the following additional recommendations:
  - Amend the vision to take into consideration and protect the natural skyline around Stonehaven.
  - Include the Ury Estate link road on the settlement map.
  - Update the settlement map to reflect the care home built on reserved land R2.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

# Issue 150 West Cairnbeg

## 1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA

## 2. Issues

### Services and Infrastructure

SEPA has noted that the waste water treatment issue identified in the Vision should be included under 'Services and Infrastructure' for consistency (805).

SEPA has advised that the private communal sewerage works is at capacity, there is unlikely to be any capacity in the water environment to accept any more flow, and ground conditions are poor. The developer should have early discussion with SEPA to ascertain whether waste water disposal from the proposed development will be feasible (805).

### Bid KN052 and KN097

Scottish Natural Heritage (SNH) has agreed with Officers' recommendation to "not prefer" bids KN052 and KN097 on the grounds of landscape, as is noted in the Main Issues Report (MIR). Both of these sites are otherwise well located to the rest of the village. SNH has recommended that should either bid be allocated, text should be included in the allocation summary to ensure there is adequate provision for biodiversity, open space and active travel (506).

## 3. Actions

### Services and Infrastructure

The request made by SEPA for including waste water treatment under 'Services and Infrastructure', identifying that the private communal sewerage works is at capacity, and there is a need for early discussion with SEPA prior to any development, is considered appropriate and should be included in the Proposed Local Development Plan (LDP).

### Bid KN052 and KN097

Developing these sites would disrupt the distinctive character of the flat Howe contrasting with the ridge of the Mounth. Other constraints to development are also highlighted in the MIR. For these reasons, it is recommended that neither bid is included within the Proposed LDP.

## **The Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Add text to the Vision to reflect community aspiration for a community centre. Text should also be added to reflect concerns raised regarding private treatment works.
2. Add new bullet point under 'Services and Infrastructure' to state the following: "Strategic drainage and water supply: Private communal sewerage works is at capacity and ground conditions are poor. Early discussion with SEPA is required for any proposed future development."
3. Reserve land for a community centre.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendations 1 and 2 at their special meeting on 20 and 21 August 2019. The Committee also agreed to amend recommendation 3 to read:  
  
Reserve land for a community space.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.



# Issue 151 Woodlands of Durris

## 1. List of Respondents

MIR Ref	Respondents
469	Ryden LLP on behalf of Cabardunn Development Company Limited and Dunecht Estates
496	Friends of Durris Primary and Crossroads Nursery
506	Scottish Natural Heritage
632	Mrs Catriona Woodburn
706	Dr Frank and Pauline Charleson
803	Mrs Margaret Sutherland
805	SEPA
913	Forbes Homes Ltd
919	Ms Susan Lindsay
999	Crathes Drumoak and Durris Community Council
1005	Mrs Dorothy Grant
1009	Historic Environment Scotland

## 2. Issues

### General

Respondents generally felt the primary school cannot cope with additional development (496, 632, 706), that the local road network is in poor condition (496, 632), and upgrades to the Waste Water Treatment Works (WWTW) would be required (496, 632, 999). A number of respondents considered the existing OP1 site was sufficient to meet local housing demand and should be fully built out before any further sites are allocated (496, 632, 706, 999).

### Services and Infrastructure

SEPA has noted there is no available capacity at Durris WWTW, but a growth project could be initiated. While some improvements to the works have been agreed between SEPA and Scottish Water, any increase in flow to the works from future development would need further discussions between Scottish Water and SEPA before they could be agreed. The Local Development Plan (LDP) needs some rewording in consultation with Scottish Water (805).

### Bid KN074

Bid KN074, which proposes additional housing on the existing OP1 site, has received some support and is preferred to other bid sites (469, 496). Scottish Natural Heritage (SNH) considers KN074 a suitable planned approach to development, but wish to ensure adequate biodiversity enhancement, open space provision, and active travel/safe routes to school (506). General concern was raised about the accessibility of the site in terms of a second/emergency access (632, 706), with suggestion of local

road upgrades and existing 30mph speed limit being moved further from the settlement (913). One response noted that the current road leading to the B9077 (South Deeside Road) is sufficient, as are other roads in/out of the settlement, whilst the site itself is well connected to the existing settlement and provides a safe route to school (469).

### **Bid KN136 and KN138**

Bids KN136 and KN138 drew concern in relation to being too remote from the school to have a safe route of access (496, 706), with SNH raising concern about potential landscape impacts (506), and another respondent supporting the non-allocation of this site due to a lack of road and other infrastructure, and to avoid pushing the school roll over capacity (999).

There was some support (803, 919), particularly in terms of the sites delivering recreational walking and cycling paths, enhancing open green space, and providing a village square with local amenities for future and existing residents whilst maintaining the local school roll (803), they are within walking distance of the school and would sustain the growth of the settlement (1005), and support for a long term plan to link the sites to deliver a community hub to enhance the amenities of the settlement (913).

Historic Environment Scotland (HES) supported not allocating these sites due to potential adverse impacts on the setting of a nearby Scheduled Monument (1009). However, one respondent considered the sites to be located well away from the nearby historical cairn (913).

## **3. Actions**

### **Services and Infrastructure**

Information received from Scottish Water confirms that a Growth Project may be required. This would be initiated once development meets their five growth criteria. The existing text under 'Strategic drainage and water supply' is considered to be sufficient and as such no change is required. Scottish Water also identify the need for a drainage impact assessment for existing site OP1 (bid KN074).

### **Bid KN074**

Bid KN074 would continue the delivery of the current OP1 site, providing sufficient support for the school roll in the short to medium term. Comments regarding accessibility of the site are noted and will be resolved by direct comment in the Settlement Statement.

### **Bid KN136 and KN138**

Sites KN136 and KN138 are remote from the settlement, and the current school roll is unlikely to be able to cope with this additional development in the short term. Concern from SNH regarding landscape impacts, and HES, in relation to a nearby Scheduled Monument, are noted.

Additional development in Woodland of Durris would not be in scale with the existing settlement. Sufficient additional housing land allocations are identified in the Aberdeen Housing Market Area. It is considered that Woodlands of Durris has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

#### **Draft Proposed Local Development Plan**

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

### **4. Recommendations**

1. Modify the Vision to reflect the community's concern for lack of affordable housing.
2. Increase the area and allocation of site OP1 to 50 homes including bid KN074, and identify within the allocation summary the requirement for a Drainage Impact Assessment.

### **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed recommendation 1 at their special meeting on 20 and 21 August 2019.
2. The Committee agreed to not support recommendation 2 (to increase the number of homes on site OP1 from 30 to 50 homes, as put forward in bid KN074, and amend the settlement boundary to exclude bid KN074).
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and agreed to allocate existing site OP1/ bid KN074 in the Proposed LDP.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.
5. Members considered proposals for the inclusion of bid site KN138 at land at Woodlands of Durris in the Proposed Local Development Plan. Members voted as follows – 12 for the motion that the Council includes site KN138 in the Proposed Local Development Plan 2020, and 52 for the amendment that the Council not include bid site KN138 in the Proposed Local Development Plan 2020. One Member declined to vote.

The amendment was carried, and the Council agreed not to include bid site KN138 for land at Woodlands of Durriss in the Proposed Local Development Plan 2020.

# Issue 152 Kincardine and Mearns Landward

## 1. List of Respondents

MIR Ref	Respondents
89	Mr Frederick Parkinson
142	Ryden LLP on behalf of Balgranach Properties
154	Aurora Planning Limited on behalf of Gravitate North East
172	WCP Architects on behalf of Mr & Mrs Dorwood
230	Mr & Mrs Graham & Sue McLean
271	Mr Stephen Coutts
277	Ms Anco Maan
278	Ms Lorraine Maan-Beck
287	Ms Nicola Maan
288	Mr Loran Maan
296	Mr Alistair Watson
306	Mr Graham White
307	Professor Carole Gray
308	Ms Gael Sangster
317	Mr & Mrs A.J. Ross on behalf of Protect Banchory Devenick
352	Protect Banchory Devenick
370	SAC Consulting
371	Mr Robert Begg
448	Mr Richard Woollcombe
496	Friends of Durris Primary and Crossroads Nursery
506	Scottish Natural Heritage
561	Hermiston Securities Limited
567	Mr Ed Colver
619	Ms Pat Brodie
631	Banchory Devenick Primary School
632	Mrs Catriona Woodburn
643	Mr Nigel McLean
644	Dr G.W. McLean
648	Mr D Lawtie
706	Dr Frank and Pauline Charleson
707	Mr Alan Haig
708	Ms Heather Haig
709	Mr Nigel Griffiths
711	Mr Ian Smith
713	Mr G Neil McKay
773	Ms Louise Taylor
782	RSPB Scotland
785	Halliday Fraser Munro on behalf of Drum Property Group
805	SEPA

851	Mrs Jennifer Thomson
855	Catterline, Kinneff & Dunnottar Community Council
876	Woodland Trust Scotland
908	Norr on behalf of Dunecht Estates
921	Mr Christopher Hennigan
936	Mrs Caroline McTaggart
945	Ms Moira Mapley
946	Roundhouse Architecture Ltd
950	Forbes Homes Ltd
953	North Kincardine Rural Community Council
956	Mr Phil Allan
965	Forbes Homes Ltd
970	Forbes Homes Ltd
1009	Historic Environment Scotland
1013	Savills on behalf of The Comer Group
1016	Mr Fraser McTaggart
1046	Ms Ruth Gillies
1059	Ms Winifred Young
1063	Mr Euan Gillies

## 2. Issues

### Ardoe and Mid Ardoe

#### Bid KN030

One respondent highlighted an inaccuracy in the Main Issues Report regarding a garage that is stated as being approved as part of a separate planning application for a house. In fact, the building was the original building/garage for the large gardens of Mid Ardoe, and the replacement house has a new garage, deeming the original building redundant. It was also considered inaccurate to state that the site is not within walking distance of services as the site is within 200m of South Deeside Road that sustains public transport (172).

#### Bid KN124

One respondent considered that development of a single home would be in keeping with the character of the area (within the green belt), and disagrees this would encourage ribbon development. The respondent stated the site is not within the Ardoe House Designed Landscape and also asserts that the terminology of 'Ancient Woodland' relates to woodland prior to 1873, and that it is the current trees on site that have relevance. Currently, the only trees on the proposed site are along the curtilage providing boundary screening and therefore minimising landscape impact. Also the respondent considers the site to be highly accessible by cycle or public transport, highlighting that the Blairs development will deliver a footbridge across the River Dee providing further connectivity, and moreover, does not consider the site as being remote as the location has strong linkages to Aberdeen (648).

#### Banchory Devenick

**Bid KN069, KN070, KN071 and KN072**

There has been substantial agreement with the Officers' assessment of bids KN069, KN070, KN071 and KN072 (Land at Tollohill Wood, Phases 1-4) as 'not preferred' (89, 230, 271, 277, 278, 287, 288, 296, 306, 307, 308, 317, 352, 448, 506, 567, 619, 631, 643, 644, 707, 708, 709, 711, 713, 782, 876, 921, 945, 953, 956, 1046, 1059, 1063).

Respondents have highlighted the negative impact these proposals would have on the green belt, and expressed a desire to preserve the green belt in the Banchory Devenick area (89, 230, 271, 277, 278, 287, 288, 306, 307, 308, 317, 448, 567, 619, 643, 644, 707, 708, 713, 921, 945, 956, 1046, 1059, 1063).

There was strong agreement that development of these bids would have a negative visual impact on the landscape setting and character. In particular respondents are concerned about the scale and suburban nature of the development proposed (89, 230, 271, 277, 278, 287, 288, 296, 306, 307, 308, 317, 352, 448, 506, 567, 619, 631, 643, 707, 708, 713, 782, 876, 921, 945, 953, 956, 1046, 1059, 1063). Scottish Natural Heritage (SNH) agreed with the landscape justification for not including these sites and considers this establishes a principle of no development due to the significant constraints imposed by this highly sensitive landscape and visual resource. However, should the sites be allocated SNH state a development brief/strategic framework would be required to ensure the provision of adequate biodiverse open space, including for informal recreation, and active travel provision (506).

Respondents also agreed these bids should not be allocated due to the detrimental impact development would have on natural heritage in the Banchory Devenick area, and that it is important to conserve wildlife habitat and protected species, and to protect the River Dee Special Area of Conservation (SAC), Den of Leggart Local Nature Conservation Site (LNCS), Tollohill Wood LNCS (89, 271, 277, 278, 287, 288, 296, 306, 307, 308, 317, 352, 448, 506, 619, 631, 643, 707, 708, 711, 713, 782, 876, 921, 945, 953, 956, 1046, 1059, 1063). RSPB consider there would be significant environmental harm caused development of such a scale (782).

Respondents welcomed the Officers' recommendation on account of protecting resources, as the proposals would impact on trees and woodlands (including Ancient Woodland), which people value for wildlife habitat, recreation and outdoor learning (89, 271, 277, 278, 287, 288, 306, 307, 308, 317, 352, 448, 506, 619, 631, 643, 707, 708, 711, 713, 782, 876, 921, 945, 953, 956, 1046, 1059, 1063).

Respondents expressed concern about the impact the proposals would have on the historic environment, in particular the historical features of Tollohill Braes and the Causey Mounth ancient drovers' road (89, 230, 271, 277, 278, 287, 288, 306, 307, 308, 448, 619, 631, 643, 707, 708, 711, 713, 921, 953, 956, 1046, 1059, 1063).

There were concerns regarding road access, and respondents do not support the proposed dual carriageway link to access the A92(T) (formerly the A90) south of the Bridge of Dee, particular now that the AWPR has significantly eased traffic pressure in this area (89, 277, 278, 296, 306, 307, 567, 707, 708, 711, 713, 956, 1046, 1059, 1063).

Concerns about waste water treatment and drainage were raised (271, 277, 278, 287, 288, 317, 643, 707, 708, 713, 921, 953, 956, 1046, 1059, 1063).

There was agreement regarding lack of education capacity, and respondents objected to the siting of the proposed new school impacting on the Camphill community of Beannachar (271, 277, 278, 287, 288, 306, 307, 308, 317, 631, 643, 707, 708, 711, 713, 921, 953, 956, 1046, 1063).

Particular concern was expressed regarding over supply in the area and potential impact on the delivery of developments that are already underway to ensure the delivery of promised infrastructure and schools, highlighting that the bid sites at Banchory Devenick are not required given there are other large scale proposals yet to complete which are making slow progress, e.g. Chapelton and Blairs (89, 271, 317, 448, 567, 643, 709).

It was also highlighted that the Strategic Environmental Assessment (SEA) provides overall cumulative negative and significant negative effects including post-mitigation for bids KN069 to KN072, and that this assessment should not be ignored (306, 1046, 1063).

One respondent objected to bids KN069 to KN072 on the basis that there is not one landowner and the developer's views do not represent the views of other land/home owners (567).

It is considered that any benefits provided by the development such as non-vehicular access to recreation do not outweigh the negative aspects of the development (713), and that the site is unlikely to encourage active travel (89). It is also considered that the sites collectively constitute a new settlement, which has not been recognised in the Strategic Development Plan, and that this would amount to a 'dormitory' for Aberdeen City, and provide no benefit to Aberdeenshire (89).

### **Support**

One response was received from the bid proposer in support of the development at KN069 to KN072, but for a smaller portion of part of bid site KN069/ KN070. The proposer submitted a proposal with a masterplan for 100 homes at Leggart Brae to the south of the B9077 (South Deeside Road). The proposer considers the site is in a suitable location for sustainable growth, appropriate for public transport links and pedestrian access, and has suitable road links to service the site. It is also considered there would be no visual intrusion or loss of amenity, no significant adverse effects on built heritage or the historic environment. Furthermore, no flood risk is anticipated, and the proposer does not consider that inclusion of a section of the Den of Leggart



LNCS, and a burn, which feeds into the River Dee SAC, should preclude development of the proposed site for 100 homes (1013).

## **Blairs**

### **Bid KN110**

Historic Environment Scotland (HES) urged the Council to prioritise restoration and re-use of the listed former Blairs College complex. The main concern is that the buildings remain in poor condition with no Listed Building Consent or planning permission submitted yet for restoration and re-use, with the exception of the Chapel, which is under different ownership and in good condition. HES also highlighted the need to protect the landscape setting of this site in line with the approved enabling scheme (1009).

SNH highlighted that measures to protect the interests of the River Dee SAC will be required, particularly addressing water quality. The River Dee needs appropriate buffer strips/water margins, and disturbance of the riverbank, which is a habitat for protected species, will need to be minimised. SNH also noted that the site contains ancient and other woodland, and considers that a site brief/strategic framework is required to ensure there is adequate biodiverse open space and active travel provision (506).

SEPA has requested that the text, "Blairs lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required" should be added to the Settlement Statement. SEPA also highlight that buffer strips will be required adjacent to the small watercourses running through the site which should be integrated positively into the development. In addition, enhancement of straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated (805). Furthermore, it is requested by SEPA that it should be confirmed with Scottish Water that the proposed population growth is within the design criteria for the existing sewage treatment works and sewer network infrastructure. If not, an upgrade may be required to be highlighted in the Plan (805).

One respondent considered that Blairs and Chapelton should remain the focus of large-scale development in the area and there is no compelling case to support any of the other bids of a size in the area due to the slow rate of build-out (953).

Another respondent welcomes the Officers' recommendation to include land covered by live planning consents for residential development to be removed from the countryside and green belt, and be allocated for development in the LDP. This respondent would, however, wish to see the land at Blairs identified as a settlement in accordance with the updated masterplan, which is anticipated to be approved late 2019 (561). A proposed revised settlement boundary was submitted by the respondent.

In relation to the Draft Proposed Local Development Plan the respondent highlights that the boundary of Blairs Hamlet as drafted is incorrect by omitting a house (plot 22) lying immediately to the west of Burnside Cottages (561).

In relation to 'Services and Infrastructure' the respondent highlights that although agreement was reached over the future of secondary school pupils arising from the Hamlet part of the development, there remains uncertainty over plans for secondary school provision arising from the remainder of the site. It is also considered that the reference to contributions for community facilities in the wider catchment area at Portlethen should be replaced with the developer's commitment to provide a new community hall at Blairs, and furthermore considers healthcare contributions erroneous as these cannot be applied retrospectively to Blairs Hamlet and Blairs Village components. However, it is indicated that if additional houses were to be approved at Blairs as further enabling development to help deliver the pedestrian bridge over the River Dee and conservation of the Listed Buildings, Section 75 Agreements would be updated to take account of this (561).

## **Durris Forest**

### **Bid KN129**

RSPB support the proposed development in this location as this could bring multiple benefits including diverting recreational pressure away from more sensitive woodlands in mid/upper Deeside. However, the respondent seeks clarification regarding the 'potential to enhance biodiversity', highlighting that there are important issues to take into account, including potential disturbance to protected species and impacts on peat (782). SNH recommend that a site brief should seek to conserve peat soils (506).

HES has expressed concern about the potential impact of KN129 on the setting of the Scheduled Monument Cairn-mon-earn, in particular from any structures close to the summit of the hill. HES requested that impact is assessed and mitigated with HES involvement at an early stage of any proposal advancing (1009).

SEPA advise that a Flood Risk Assessment may be required. SEPA also highlighted the requirement for a buffer strip adjacent to all watercourses running through/around the site which should be integrated positively into the development, together with enhancement through re-naturalisation, and that removal of any redundant features is investigated (805).

Three respondents support KN129 for a sports/adventure centre, but with safety concerns in relation to increased traffic in the vicinity of Durris Primary School, tied in with wider concerns about the need for development in the wider Durris area (496, 632, 706). It was considered that the road safety issues related to the school need to be investigated (496).

A fourth respondent supported KN129 together with the need for a Phase 1 Habitat Survey. The wording 'Sports/Adventure Centre' in the title and the proposal to

safeguard the site 'for outdoor recreation facilities associated with a sport/adventure centre' is welcomed in order to provide flexibility to accommodate a range of adventure sports without being restricted to a 'mountain biking centre'. At the same time, the respondent expresses a desire for the site to be specifically allocated for the proposed use, rather than being a reserved site, making reference to Scottish Planning Policy which advocates promotion of tourism and recreation in development plans (154).

The specific opportunities the site provides are highlighted in relation to mix of gradients, good ground conditions, the summits and views, the obvious location for the facilities benefiting from passing trade, together with easy access are highlighted. It is also considered that visual impact will be minimal given the current plantation use, surrounding hills, and pylons (154).

## **Maryculter**

### **Bid KN044**

Four respondents disagreed with the Officers' assessment of 'not preferred' and would like the site allocated (773, 936, 950, 1016). It is considered that this development is needed to maintain the new Lairhillock Primary School (1016). Others considered the housing is needed due to its good proximity to the school (773, 950), and should be allocated as the site is deliverable, and would contribute to local housing supply and provide an addition to an existing group of houses (936, 950). It was stated that the site could be served by a private communal waste water system, and that any trees felled would be for health and safety reasons but would be replanted (950).

One respondent agreed with the Officers' recommendation not to allocate KN044 (709). It was considered the site is out of character with the surrounding rural area, and due to restricted access and lack of amenities and supporting infrastructure (709).

### **Bid KN045**

Four respondents disagreed with the Officers' assessment of 'not preferred' and would like the site allocated (773, 936, 950, 1016). Respondents also considered that this development is needed to maintain the new Lairhillock Primary School (1016) and because housing is needed close to the school (773, 950, 965). It was also considered that the site would provide an addition to an existing cohesive group, and that flood risk is minimal and can be resolved through provision of open space (965). Furthermore, the development would contribute to local housing supply, providing a flexible design to cater for all needs (936, 965).

One respondent agreed with the Officers' recommendation and considered the development out of character with the surrounding area with its scattered vernacular buildings in open farmland, and due to limited access with no amenities or supporting infrastructure (709).

**Bid KN046**

There was agreement with the Officers' recommendation of 'not preferred'. The respondent considered this development would be out of character with the surrounding farmland area, there are also access issues and a lack of amenities and infrastructure to support the development (709).

**Bid KN123**

Woodland Trust Scotland expressed support for the Officers' assessment of bid KN123 and agree the site should not be allocated (876). SNH noted that the site includes woodland (506). Another respondent disagreed with the Officers' reasons for not supporting this site with regard to location, impact on the wooded landscape, and accessibility to services. This respondent argued that rural settlements are central to Aberdeenshire's character and a small extension to an existing settlement will not compromise this and would have minimal landscape and woodland impact. Rather, the respondent stated that proposed landscape improvements would enhance the local woodland and landscape structure, and considers there are other examples of homes next to woods in the area, demonstrating how KN123 site will integrate with a sense of coherence and order that the wooded landscape provides (785).

The respondent proposed a slightly altered bid for KN123 in light of Main Issues Report comments, offering a 'small-scale, modern interpretation of rural sustainable living', stating that this would be more affordable to the wider community. Community growing space plots large enough to support home offices/garden offices, and a small scale rural business space designed to reflect vernacular steading buildings and offering opportunities for people to live and work in the hamlet are proposed. The revised bid also considered that the proposed development is of the same scale as those already developed recently in the settlement, and it is highlighted that the proposed steading based rural business, is on a site once occupied by a steading. Overall, it was considered that rural communities should not be ruled out because of their location and car dependency, and with reference to a site given support in the MIR in Kirkton of Maryculter that has infrastructure constraints, a consistent approach should be adopted (785).

**Netherley****Bid KN015**

SNH noted that the site includes woodland (506). One respondent objected to the Main Issues Report not identifying this site and considers KN015 a low density development that would cause minimal impact (142). It is acknowledged that some tree removal would be required, but these would be replanted, and the landscape character and the setting of the house would be retained within a discrete and sensitive layout, siting and design (142).

The respondent did not accept the site would encourage unsustainable modes of transport and considers that KN015 is well connected to Maryculter to the north and Stonehaven to the south, is supported by bus services, and that despite a lack of

amenities within walking distance, there is a need for homes in the area. It was also considered that there is capacity in the water treatment works, and that flood risk would be investigated as per any planning application with appropriate mitigations identified (142).

It was asserted that the measured approach presented in Policy R2 of the LDP should be applied to allow for KN015 to take place in the wider countryside where it does not cause adverse impacts such as suburbanisation or social isolation, and to allow the right development in the right place (142).

It was also considered that Netherley should be identified as a settlement in its own right, comparable to Cookney, and as such capable of organic growth through the inclusion of site KN015 as a small extension (142).

### **Bid KN047**

Two respondents considered this development is needed to maintain the new Lairhillock Primary School (851, 1016). Also in support of this site, another respondent stated that this development would be an extension of an existing site with planning permission in principle for 8 homes, and the bid proposal would replicate the same semi-urban character of houses. However, the respondent did not consider the development would introduce urbanisation in the countryside and the proposed sensitive landscaping and open space will ensure the development is sensitively absorbed into the landscape, as well as enhance biodiversity (970).

In response to the Officers' assessment that bid KN047 is not within walking distance to services, the respondent stated that interconnecting footpaths would be provided linking the site to the nearby Stripeside development, and there would be a bus stop layby created to allow for connection with Lairhillock School (970).

With regard to infrastructure capacity, the respondent considered that private sewage treatment is a viable solution based on testing already carried out as part of the planning application process for the adjacent site. The respondent disagreed there would be a school capacity issue since Netherley was at 75% in 2018. Overall this respondent promotes KN047 as a deliverable site that would help sustain local school roll and services, add to and diversify the local housing provision, and provide a flexible design to meet all needs with a contemporary finish, whilst at the same time preserving the rural vernacular (970).

The development is also supported for increasing housing supply in the countryside (936).

### **Bid KN049**

There was agreement with the Officers' recommendation to not take this site forward (709). The respondent considers there are already significant existing developments nearby at Chapelton and Blairs, and the proposal would be out of character in the surrounding open farmland typified by scattered development, and the access is poor

(709). SNH recommended that if KN049 is allocated, a site brief is required to ensure adequate biodiverse open space and active travel provision.

**Bid KN060**

Woodland Trust Scotland object to development of this site due to impact on ancient woodland (876). This impact was also noted by SNH (506).

**Bid KN062**

There was agreement with the Officers' recommendation to not take bid KN062 forward (709). The respondent considered that the proposal seeks to 'tie' the starter homes to nursery workers. By describing these as 'starter homes' the proposal also alludes to them as being 'affordable homes', but without local amenities, shops or public transport, this is not a suitable location, and affordable homes should be located in the nearby existing planned settlements (709).

**Bid KN067**

SNH noted that this site includes peat soils (506).

**Netherley (Sunnyside)**

**Bid KN053**

SNH agreed the landscape justification provided for non-preference of this site (506).

**Bid KN054**

SNH agreed the landscape justification provided for non-preference of this site (506).

**Stonehaven south (Mains of Dunnottar and Gallaton)**

**Bid KN108**

HES has highlighted that careful consideration would need to be given to the potential impact of this development on Dunnottar Castle, which is a Scheduled Monument (1009). SNH noted that this site borders woodland, that Fowlsheugh SPA/SSSI is to the east, and that a National Cycle Network route passes by the site (506).

There was agreement with the Officers' assessment of KN108 as 'not preferred', and that the visitor centre should be considered under LDP 2017 (855).

It was requested by the proposer that further consideration is given to the development. Whilst the supportive position in the Officers' assessment is welcomed with regard to the visitor centre, it is acknowledged that further detail is required to justify the enabling development, but the respondent considered that with appropriate mitigation the constraints identified would be outweighed by the benefits of the visitor centre. Key points disputed by the respondent in relation to the enabling development are lack of connectivity with Stonehaven, landscape and visual impact, the relevance of the landowner owning more land than is proposed, and the lack of need for houses in the identified location (908).

The proposer considered that the KN108 enabling development site was sensitively located, within a cluster of existing agricultural buildings and bound by trees, and also considers that being sited within a Special Landscape Area should not preclude development. It was highlighted that the loss of prime agricultural land is small and would be offset by the benefits created by the visitor centre, and whilst relocating the development to the east is an option, this would be in a more sensitive location (908).

With regard to funding, the proposer identifies that the venture would not be able to attract significant grant funding, and whilst more details on funding avenues are offered, the respondent highlights that a cost benefit analysis would be provided at the time of a planning application (908).

### **Bid KN112 and KN113**

SNH has noted that these sites border woodland, that Fowlsheugh SPA/SSSI is to the east, and that a National Cycle Network route passes by the site (506).

Three respondents considered bids KN112 and KN113 should be allocated as they are additions to a cohesive group, and there would be no or negligible environmental impact on the site and surrounding landscape (370, 371, 946). It was considered there is economic benefit in developing these sites (370), and that development would meet local demand for housing and support the local schools (370, 371). It was also highlighted that development of these sites would have little effect on the overall farmed area as KN112 is currently grassland of poorer quality and a more difficult corner of land to farm efficiently, and that KN113 is of little or no agricultural value as it was previously part of the steading complex at Gallaton (370). Another respondent believed these sites should be considered as organic growth around the small settlement already there (855).

## **3. Actions**

### **Ardoe and Mid Ardoe**

#### **Bid KN030**

It is acknowledged that the building referred to on the site was previously part of the feu of the original adjacent Mid Ardoe House and used as a maintenance building, and that the house adjacent to this building has been replaced incorporating a new garage. To clarify, the bid proposer is seeking to replace the redundant maintenance building as a brownfield site. However, we maintain that the site is not of sufficient scale to be allocated within the LDP, constrained on account of being situated within the Aberdeen green belt and in an unsustainable location. We do not agree that permission for that house was based on a different and separate brownfield opportunity being exploited.

### **Bid KN124**

We acknowledge that whilst the site is not within the current Ardoe House grounds, the site is however, part of the former Ardoe House Designed Landscape and as such impact on landscape character, setting and identity are key considerations.

We also note the respondent's comment that trees are only along the curtilage and that the ancient woodland has no relevance. However, it should be noted that any felled or re-configured woodland is still considered a resource to be protected, regenerated or restored due to the unique conditions of an ancient woodland site. Notably, it is the site that has significant natural heritage and conservation value.

We maintain that the site is not of sufficient scale to be allocated within the LDP, is constrained being situated within the Aberdeen green belt, on an Ancient Woodland site, and not be in keeping with the character of the area.

### **Banchory Devenick**

#### **Bid KN069, KN070, KN071 and KN072**

We acknowledge the substantial objection to these sites in line with the Officers' recommendation of 'not preferred'. It is also acknowledged that the bid proposer has submitted a revised bid for a reduced scale of development, on a smaller portion of land on part of sites KN069/KN070. However, notwithstanding the difference in scale between the original and the revised proposed development, we consider there remains an impact on green belt, visual impact, and erosion of the quality of the landscape setting and character, as this amounts to suburbanisation in a highly sensitive landscape. This is also an environmentally sensitive area risking negative impact on wildlife habitat, protected species, and nature conservation sites, some loss of and impact on Ancient Woodland. It should be noted that whilst respondents from the local community have referred to Tollohill Wood as a Local Nature Conservation Site, it does not in fact have this designation. Nonetheless, it is Ancient Woodland with high natural heritage and landscape value.

We note that RSPB have highlighted concern regarding the potential environmental harm from development in this area. We also acknowledge respondents' concerns regarding impact on the historic environment, infrastructure capacity including roads, waste water treatment, and education, together with concerns about impact on the Camphill Community, should future phases of work proceed. The Banchory Devenick community are evidently strongly opposed to development in this location, and we share their concern that development would result in a new 'dormitory' settlement for the benefit of Aberdeen City without providing real benefit to Aberdeenshire.

Whilst the proposer presents a case for overcoming the various technical constraints the site presents, the key consideration is whether this is the right development in the right place. Taking into account the Chapelton and Blairs sites which have yet to be delivered, we consider this site (even at the reduced scale presented in the revised bid) would result in an oversupply of housing in the area. No further action is required.



## **Blairs**

### **Bid KN110**

We note HES's concerns regarding the poor condition of existing buildings and the need to protect the landscape setting. With regard to the Menzies Apartments and theatre, 280 homes have been approved to enable this restoration. With regard to the landscape setting, in conjunction with SNH's concerns regarding protection of the River Dee SAC, the need to minimise disturbance of the riverbank and to include buffer strips/water margins, these requirements can be identified in the allocation summary for any future applications should a separate planning application be submitted. Likewise, we acknowledge the request from SEPA regarding buffer strips along the small watercourses running through the site, and for these to be integrated positively into the development including re-naturalisation of straightened water courses.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

The request made by SEPA for additional text regarding flood risk to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP. With regard to SEPA's separate points raised regarding waste water treatment, information received from Scottish Water confirms that there is capacity available. It is also identified that a Drainage Impact Assessment would be required. This would be determined and carried out as part of the planning application process.

We agree that Blairs should remain true to the consented application as a focus for large scale development in the area. We note the comment regarding an omitted house (plot 22) from the proposed allocation, and will rectify this accordingly in the Draft Proposed LDP. However, we consider it premature to identify Blairs as a settlement at this point in time, but can be reassessed in future when the development is built out and actively functioning as a community.

For the next Plan period we maintain it is important for the land surrounding the approved planning consents to be protected as green belt to maintain proper control of the development.

We note the comments raised over developer obligations and would point out that obligations are subject to negotiation, and the developer retains the right to appeal over any proposal.

## **Durris Forest**

### **Bid KN129**

We note there is support for the development and the multiple benefits this would bring. With regard to RSPB's request for clarification on the 'potential to enhance biodiversity', and the need to take into account potential disturbance to protected species, policies

are in place that require all development to enhance biodiversity, and RSPB would be consulted with as part of any future planning application process.

With regard to impact on peat, we agree with SNH that the site should conserve peat soils, and as such the need for a Phase 1 habitat survey due to approximately 50% of the site having Type 5 Peat will be stated in the Proposed LDP as a requirement for the site in the 'Settlement Statement' for Durriss Forest.

We note Historic Environment Scotland's concern regarding impact on the Cairn-mon-earn. Impact on the historic environment would be assessed as part of any future planning application process, which would include consultation with HES. In addition, we note the request from SEPA regarding treatment of watercourses. Both of these issues can be stated in associated text within the 'Settlement Statement'.

We also note there is support for the development but with safety concerns regarding increased traffic in the vicinity of Durriss Primary School. However, we do not consider there is any causal link between the proposed use of KN129 and impact on the school.

We acknowledge the support given to identifying the site for 'Sports/Adventure Centre' as this provides flexibility for a range of potential uses for outdoor recreation on this site. However, with regard to the request to allocate the site rather than safeguard the land, we do not consider it appropriate to allocate a site which is neither residential nor business/employment land. We maintain that by identifying the site as reserved land for outdoor recreational use is entirely appropriate given that the conceptual nature of the proposal at this stage and the consent that is being sought. Furthermore, we consider that safeguarding this site is in line with Scottish Planning Policy by promoting an opportunity for tourism or recreation facilities in the proposed LDP.

## **Maryculter**

### **Bid KN044**

In response to those respondents who argue that the site is needed to maintain the primary school, it should be noted that the school is projected to be over capacity post 2022. With regard to the assertion that the development is needed to contribute to local housing supply, we maintain the site is not in a sustainable location, and not within walking distance of amenities and community facilities. We also maintain that the proposed 8 units would introduce an element of urbanisation in this countryside setting, which is largely characterised by scattered houses, and we do not consider it appropriate to build an addition to an existing group of houses in this pressured housing market area.

We note the comment that the site could be served by private communal waste water. However, we maintain that this is not a desired solution. We also note that any trees felled would be replaced if the site was developed, but note there is a policy presumption against loss of trees and woodland.

We acknowledge that one respondent agrees with our conclusion that the site is unsuitable for development. No action is required.

#### **Bid KN045**

In response to those respondents who argue that the site is needed maintain the primary school, it should be noted that the school is projected to be over capacity post 2022. It was also argued that the site is needed to contribute to local housing supply, but we maintain the site is not well located, and is not within walking distance of amenities and community facilities and so encourages car dependency. We also do not accept the argument for including the site as an addition to an existing cohesive group in this pressured housing market area.

With regard to flood risk, we acknowledge that open space provision can be used to accommodate the required buffer to mitigate flood risk from the Crynoch Burn, but we reiterate, that due to the role of this Burn in the River Dee SAC, the buffer would need to be substantial for the size of the site.

We note that one respondent agrees our conclusion that the site is unsuitable for development. No action is required.

#### **Bid KN123**

We acknowledge that Woodland Trust Scotland and SNH agree this site should not be allocated. We note that one respondent argues the site would have minimal landscape and woodland impact, and whilst we acknowledge the revised bid includes a small-scale rural enterprise opportunity and other interpretations of sustainable living together with 10 homes, we maintain that the development is neither sustainable nor appropriate. The site does not relate well to Maryculter West, and development in this location would erode the structural integrity of the landscape character due to the important role of the adjacent woodland in providing coherence and order.

The site is distant from key services and would encourage car dependency, and we do not consider there are any parallels to be drawn between this site and the site referred to in Kirkton of Maryculter: that differs by being a site that is tightly bound to an existing settlement.

#### **Netherley**

##### **Bid KN015**

In response to the assertion that the low density development proposed would cause minimal impact, we maintain that the development would have a negative and irreversible impact on the setting of the Category B listed Netherley House and its designed landscape. This is due to the close proximity of the proposal, despite the argument presented for a sensitive layout, siting and design, with replacement tree planting.

We also maintain the site is in an unsustainable location due to being distant from key services, nor is it in a desirable location being situated in a flood risk zone. With regard to waste water treatment, whilst capacity may not be an issue, private drainage arrangements risk environmental harm on the adjacent watercourse, which is part of the River Dee catchment.

We note the respondent's assertion that the 'measured approach' to development in rural areas as referred to in the Main Issues Report should be applied to KN015. However, our priority is to consider where development can best be located across Kincardine and Mearns overall in relation to where local services exist and can be sustained. Taking into account all of the above, we conclude this is not the right development in the right place.

Regarding the suggestion that Netherley should be an identified settlement comparable to Cookney, it should be noted that the latter remains identified on account of it having land with protected status. Also, Cookney is an identifiable village with a community hall, rather than a cluster of houses. Finally, Cookney does not qualify for organic growth and neither would this be appropriate for Netherley. No action is required.

#### **Bid KN047**

In response to the assertion that the development is needed in order to maintain Lairhillock Primary School, and that the proposal would be an extension of an existing site and not urbanise the countryside, we maintain that the site is in an unsustainable location that is distant from key services, with limited waste water treatment available, and may result in capacity issues at Lairhillock Primary School. The school is meant to accommodate the wider rural area including 'clusters' of houses. Furthermore, whilst we acknowledge that a design is proposed that will reflect the rural vernacular, the proposed 8 homes in conjunction with the adjacent 8 approved homes, represents a sizeable encroachment into the countryside in this exposed site location. No action is required.

#### **Bid KN049**

We acknowledge there is agreement with the Officers' recommendation to not take this site forward.

#### **Bid KN060**

We note that Woodland Trust Scotland and Scottish Natural Heritage concur with our assessment regarding detrimental impact on ancient woodland. We maintain that there is no justification for this development, which is in an unsustainable location.

#### **Bid KN062**

We note that planning permission (APP/2018/1279) has now been approved for the Children's Nursery and related development, but, we maintain the site is not suitable for the proposed 3 homes as the location poorly relates to key services and facilities, and would encourage the use of unsustainable modes of transport. No action is required.

**Bid KN067**

We note that the site is located on peat soils and uphold our conclusion that this development is not in a desirable location being in the countryside with no services. No action is required.

**Netherley (Sunnyside)****Bid KN053 and KN054**

We acknowledge there is agreement these sites would have an impact on the countryside. No submissions were received in support of these sites, and on account of the multiple constraints and disadvantages of these proposals as outlined in the Main Issues Report, we maintain these sites are unsuitable for development.

**Stonehaven south (Mains of Dunnottar and Gallaton)****Bid KN108**

We acknowledge there is support for the proposed visitor centre to be considered under the current LDP 2017. With regard to the proposer's request that the enabling development aspect of the proposal is reconsidered, we respond to key points as follows.

In respect of landscape impact, we note that it is argued the homes would be located within a cluster of agricultural buildings bound by trees. Whilst we agree this location would have less impact than being located to the east, 10 homes in this highly sensitive landscape setting would significantly erode the distinctive local coastal character, introduce suburbanisation in the countryside, and impact on the qualities of wildness in this distinctive landscape where farmland meets the sea.

It should also be noted that the cluster policy would not apply in this pressured housing market area and we maintain that the need for houses in this unsustainable location that is not within easy walking distance of Stonehaven and services, and on prime agricultural land, is not justified.

With regard to funding, we would point out that a fundamental point of conflict with regard to this proposal is that outwith the Regeneration Priority Area (north Aberdeenshire) there is no policy framework to allow for enabling development for economic purposes, only for the restoration of historic buildings 'at risk'. Whilst we support the visitor centre in principle, we note it has a significant commercial element, with café and retail included. This strongly suggests that if funding cannot be secured through available grants, a business investor should be sought.

We note there is one respondent agreeing our stated position, and that careful consideration needs to be given to impact on Dunnottar Castle, environmental impact and that there is a national cycle route adjacent to the site. All of these factors would be taken into consideration as part of any future planning application, should the visitor centre be taken forward. No action is required.

### **Bids KN112 and KN113**

With regard to the potential for the proposed homes being additions to a cohesive group or as organic growth, we would point out that there are no policy grounds for either. Firstly, we do not support 'clustering' in this pressured housing area, and furthermore, organic growth would only apply to specific settlements and would not be applicable to this small existing cluster of buildings in the countryside. No action is required.

### **The Draft Proposed Local Development Plan**

A number of changes were proposed in the draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

## **4. Recommendations**

1. Create new Settlement Statements for Blairs and allocate OP1 for 325 homes (note: the site overall is to remain an allocation, and not be classed as a "settlement"), and for Durris Forest, reserve land to safeguard the site for outdoor recreation facilities associated with a sport/adventure centre.
2. Modify the boundary of KN110 in the Blairs 'Settlement Statement' to include plot 22 in the allocation.
3. Add the following text to Blairs 'Settlement Statement': "Parts of Blairs College Estate are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
4. Add the following text to the allocation summary for bid KN110, Blairs College Estate: "For future planning applications caveats will apply to protect against riverbank disturbance. Also, buffer strips will be required along watercourses which are to be positively integrated into the development, including re-naturalisation of straightened watercourses".
5. Add the following text to Blairs 'Settlement Statement': "Blairs lies within an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
6. Include the following text in the Durris Forest 'Settlement Statement' under KN129/Reserved Land: "As approximately 50% of the site has Type 5 Peat, a Phase 1 habitat survey will be required".
7. Add the following text to KN129/Reserved Land, Durris Forest: "Any impacts on the adjacent scheduled monument, Cairn-mon-earn, cairn, will need to be investigated and mitigated. A buffer strip will be required adjacent to all watercourses running through/around the site which should be integrated positively into the development" and state that a Flood Risk Assessment may be required.

## **5. Committee Decisions**

1. Kincardine and Mearns Area Committee agreed the above recommendations at their special meeting on 20 and 21 August 2019. The Committee also agreed an additional recommendation:

Add text to the allocation summary for bid KN110, Blairs College Estate, to state the restoration works that must be carried out, as per the conditions set out in the approved planning application.

2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Kincardine and Mearns Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

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