

PP1233

# 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:	
First Name:	Tara
Surname:	Cowley
Date:	31 July 2020
Postal Address:	c/o Strutt & Parker, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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?

**Mr Ian Ross,** [REDACTED]

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):

1. Appendix 7c of the Proposed Local Development Plan, as it relates to Rashierieve Foveran, should be modified to reflect that proposed site OP1 (as per current boundaries), carried forward from the adopted 2017 Aberdeenshire Local Development Plan, will deliver 8 no live/work units and the reference to a mixed use development should be removed.
2. Appendix 7c of the Proposed Local Development Plan, as it relates to Rashierieve Foveran, should be modified to identify the potential for development for employment uses and strategic landscaping on an additional area of land to the west of OP1 and abutting the western boundary of OP1. The area of land in question is identified herein and within supporting documents accompanying this representation; for the avoidance of doubt, we are requesting that the land be allocated for employment development within this plan period.
3. Appendix 7c of the Proposed Local Development Plan should be amended to include the following key objectives for Rashierieve Foveran as stated in the Main Issues Report 2019:-
  - *To provide local employment opportunities; and*
  - *To support economic development in the Energetica corridor.*
4. The LDP should be updated as required to take account of any increase in employment land that would arise as a result of the above proposed modifications.

## Reason for change:

### Background

Strutt & Parker is instructed by Mr Ian Ross of [REDACTED] to prepare and submit representations in response to the current consultation on the Aberdeenshire Proposed Plan.

Mr Ross and his family own and farm land to the west and south of Foveran and at Rashierieve Foveran; the agricultural unit has been severed by the delivery of the AWPR in this location, and the productive quality of the land has been negatively impacted in places by the construction of the road.

As a result of the severance of the agricultural unit, land at Rashierieve Foveran has been cut off from the remaining land in Mr Ross's ownership at Foveran by the AWPR route with the result that the land cannot now be productively farmed due to the double headland creating by the road construction works and the irregular shape created by the severance which together result in the land being impractical and not time efficient to farm.

Submissions were made to both the Call for Sites and the Main Issues Report on behalf of Mr Ross proposing the allocation of additional land for employment uses to the west of the existing allocations proposed at Rashierieve Foveran; these are referenced FR109 and 1020 respectively and are attached here as *Appendix 1* and *Appendix 2*.

This response should be considered in conjunction with supporting documentation appended herewith and to all other representations to this consultation on behalf of Mr Ross.

### Rashierieve Foveran Settlement Profile

Rashierieve Foveran is identified in the Proposed LDP as a small mixed use development of business and houses located immediately south of Foveran; it is located within the Energetica Corridor and positioned in the Aberdeen to Peterhead Strategic Growth Area (SGA). As a result, Rashierieve Foveran is considered to play an important role in delivering strategic employment allowances in line with the strategic aims for the area.

The development cluster is located along the A90 corridor and benefits from immediate access to the AWPR which has been constructed adjacent to the settlement on its northern and western boundaries and brings Aberdeen and Westhill within a short drive to the south of the settlement, with Peterhead some 20 miles to the north. Other settlements such as Ellon, Newburgh, and Balmedie are a short distance away and accessible by both road and public transport links.

As a result, the settlement provides the opportunity not just to deliver strategic employment allowances but to contribute towards transforming the wider area into a high quality lifestyle, leisure and global business location as part of the Energetica Corridor.

### Development in Foveran proposed by Aberdeenshire Council

The Proposed LDP identifies two sites in Rashierieve Foveran for development – both sites are proposed to accommodate employment uses with one site within the forthcoming plan period and a second proposed as a strategic reserve (*see Appendix 3*). Further details of the site are as follows:-

**OP1:** 2ha site proposed to be allocated as a mixed use development including 8 live/work units.

**SR1:**3.5ha site reserved for strategic employment land with the requirement for a landscape buffer to the western boundary.

It is noted that both sites OP1 and SR1 were included in the adopted 2017 LDP with identified areas of 2ha and 3.5h ha respectively.

#### **Suggested modification to proposed development in Foveran**

As set out above, site OP1 has been carried forward from the 2017 Local Development Plan where it was allocated for employment uses across the full 2ha area of the site with a requirement for landscaping to screen employment uses from the residential properties along the A9 and provide a context for new built development. The requirement for landscape screening is carried forward in the Proposed LDP. The Proposed LDP also repeats the requirements of the 2017 LDP as follows:-

*“To maintain the character and setting of the village and surrounding countryside, the design of units on the site must be proportionate and respectful to the scale of the surrounding village.”*

We highlight that site OP1 in the adopted 2017 LDP did not include the provision of live/work units as part of the employment land allocation. Rather, the introduction of live/work units came about as a result of bid FR129 submitted as part of the Call for Sites stage (*Appendix 4*) and which included a site layout for 4 no. live/work units and a further area of employment land; this area of employment land was envisaged to comprise an extension of the existing veterinary practice and development of uses within Classes 1/2/3 or 4/5/6, at a location adjacent to the southern boundary of Rashierieve Foveran.

We support the proposed allocation of OP1 for live/work units. We highlight that the plot size and density of the 4 no. proposed live/work units, as detailed in FR129, could deliver a scheme that would be proportionate to and respectful of the plot sizes of established residences along the A90 and could therefore be considered to maintain the character and setting of the surrounding village as required by both the adopted and proposed LDP.

However the proposed allocation of site OP1 in the Proposed LDP increases the capacity of the live/work units as proposed in bid FR129 to 8 no. in total. The Proposed LDP includes the expectation that the site would be a “mixed-use allocation including live/work units”; we understand this to mean that Aberdeenshire Council expects site OP1 to deliver 8 no. live/work units in addition to other employment uses on the same site.

We consider that OP1, as proposed to be allocated in the Proposed LDP, could be capable of delivering 8 no. live/work units in a designed scheme layout that could still respect existing plot sizes in the area. However, it is clear to us from the indicative layout submitted in support of bid FR129 that the site is not capable of accommodating 8 no. live work/units and additional employment land without reducing the plot size of the live/work units to such a degree that they would be markedly different to the established properties along the A90.

It is also noted that the Proposed LDP considers site OP1 to be partially located within SEPA’s one-in-200 year flood risk area; we do not agree with this assertion. *Appendix 5* comprises an extract of the 1-in-200 year flood map as it pertains to Rashierieve Foveran and confirms that the site is not at risk of flooding from any source. Notwithstanding, a small watercourse is located adjacent to the site and it is therefore possibly prudent to maintain a buffer strip from the watercourse as suggested in the Proposed LDP. Such a buffer strip would further reduce the area of land available

on which to deliver the proposed 8 no. live/work units and additional mixed uses all within the boundaries of site OP1.

We therefore suggest that site OP1 should be amended to deliver only 8 no. live/work units; the expectation to deliver further employment land within the boundaries of site OP1 would result in smaller plot sizes for the live/work units thereby delivering lower levels of amenity for future residents but also resulting in a development whose appearance would be incongruous with its location.

However we acknowledge the important role of Rashierieve Foveran in meeting the strategic employment allowances included within the Proposed LDP and we therefore request the allocation of a further area of land to the west of proposed site OP1; the land in question was included in bid FR109 and MIR submission 1020 and extends to approximately 4 hectares abutting the western boundary of OP1 with possible access available from the unnamed road to the north of the site, which is not adopted and, whilst temporarily required by Aberdeenshire Council to facilitate the AWPRC construction works, is due to revert back to the control of Mr Ross imminently.

As set out previously, the land to the west of OP1 was severed from the main agricultural unit upon delivery of the AWPR; although it is currently partially classified as Class 3.1 in the Hutton Institute (formerly Macaulay Land Institute) Land Capability for Agriculture online mapping (see *Appendix 6*), and therefore technically considered in part to be Prime Agricultural Land in planning terms, in reality this land is no longer practical to farm nor capable of producing the same range or quality of produce as before the construction of the AWPR with a reduction of approximately one third of pre-AWPR crop yields. Notwithstanding, the area of land is small and would not constitute a significant loss of prime agricultural land.

Land to the west of OP1 is capable of delivering the mix of employment uses envisaged by the Proposed LDP and in particular, given its location, we anticipate demand for uses within Classes 4/5/6 as originally indicated by the adopted 2017 LDP.

We agree that Rashierieve Foveran is an appropriate location to focus employment uses, being both accessible to Aberdeen and the other towns and villages located in the Energetica Corridor and Strategic Growth Area. The settlement is served by an immediate population at both Rashierieve and Foveran, the latter of which benefits from a number of housing land allocations from which will stem an increased labour pool, with potential for long term expansion of the village in a southerly and westerly direction on land also owned by Mr. Ross and forming the subject of other representations to the Proposed LDP.

We note that Aberdeenshire Council proposes to allocate land in Foveran, to the South of Turin Way (*Ref: OP3*), for housing development; the Proposed LDP notes that the site was previously allocated for employment uses however this has not been delivered and the site has been amended to residential development. We support this position and consider that land south of Turin Way is more suitable for residential development. We note however that the Council has not increased the employment land allocation in Foveran to compensate for the change of proposed use of land south of Turin Way from employment to housing. We consider that land west of site OP1 in Rashierieve Foveran would be an appropriate replacement for the land in Foveran now amended to residential development; land west of OP1 is in single ownership, accessible, free of any known constraints and available for development.

We query the non-inclusion in Appendix 1: *Employment Land Allocations* of the Proposed Local Development Plan of OP1 in Rashierieve Foveran in its list of contributing sites; we consider this contradicts the ambition stated in Appendix 7c for Rashierieve Foveran to secure the provision of employment opportunities through the OP1 and SR1 allocations.

We therefore request the allocation of additional land to the west of proposed site OP1 for delivery within this plan period, which we consider would enable the planning objectives for the settlement, as set out in the *Main Issues Report*, to be met as follows:-

- *To provide local employment opportunities; and*
- *To support economic development in the Energetica corridor.*

We consider that these objectives remain equally important going forwards and should be reflected in the Rashierieve Foveran Settlement Profile in the Proposed LDP.

### **Strategic Environmental Assessment (SEA)**

The SEA published alongside the Proposed LDP (*see Appendix 7*) includes an assessment of potential environmental impact that might be expected to arise at strategic scale as a result of development on proposed sites.

With regard to the Formartine settlements, we note that the SEA erroneously states that no alternative sites were proposed for Rashierieve Foveran. This is incorrect; FR109 was submitted as part of the Call for Sites stage and extended to include the area west of Rashierieve Foveran. Submission 1020 in response to the Main Issues Report requested the additional allocation of land to the west of Rashierieve Foveran for employment uses, both as an extension of OP1 and in the medium to long term as an extension of SR1 with a phased plan included in the *Vision for Foveran and Rashierieve Foveran* that was submitted in support of MIR comment 1020 (*Vision doc included here as Appendix 8*)

As a result of this error by Aberdeenshire Council, FR109 has not been assessed under the options for Rashierieve Foveran. In the absence of such, we consider that the conclusions of assessment of FR129 included in the SEA for the LDP are equally pertinent to an assessment of the area of land proposed for inclusion within FR109 and 1020 and on that basis we would highlight the following:-

- A development of the scale proposed is unlikely to have any effect on air quality;
- Any new development that would be delivered as an extension of proposed site OP1 would take account of possible limitations in local waste water treatment works. Land to the west of OP1 could deliver the required single adoptable WWTW to serve both OP1 and this proposed additional area of land without reducing the plot sizes of the proposed live/work units at OP1 or the amenity of future residents. Given the additional area of land available, the WWTW could be sized to accommodate both OP1 and the proposed additional area to the west in addition to any future strategic reserve to the north;
- The development size and location means it is unlikely to have any significant effect either on or from climatic factors;
- The development of the site is unlikely to have a long-term adverse impact on biodiversity and the improvement to the riparian area could have minor beneficial effects on biodiversity;



- Whilst part of the site is technically classed as 3.1, the delivery of the AWPR at this location has impacted on the agricultural quality of the land at this location and reduced its productivity and the quality of crops it can deliver. Notwithstanding the area of land proposed is small in the wider context and therefore its loss to development would not have significant effects;
- The nature of land use in the area will be changed and displaced but given the low sensitivity of the landscape this is not considered to be significant;
- The proposal will not lead to any significant pressure on local infrastructure;
- Proposed development of employment opportunities at this location would not lead to significant negative effects on local populations – rather it is likely to have a positive impact as would deliver employment uses in proximity to existing settlements thereby reducing the need to commute;
- The proposed development would not result in a material change to human health;
- The proposed development is unlikely to have any effect on the historic environment;
- The introduction of strategic landscape buffers along the periphery of the AWPR of the western boundary of the proposed site would ensure that coalescence would not occur with Foveran as a result of development here.

### Summary

We support the principle of the development of new employment uses in Rashierieve Foveran and we align with Aberdeenshire Council's vision to deliver strategic employment allowances and contribute to transform the area into a high quality lifestyle, leisure and global business location.

However we suggest that to achieve the desired vision the land currently proposed for allocation as OP1 should be amended to include only live/work units, thus to reflect the established plot size of established residences in the settlement. Further land to the west of OP1 and abutting its western boundary (*see Appendix 8 for indicative site boundaries*), should instead be allocated to deliver employment uses in Rashierieve Foveran and an element of landscape screening could be included in the allocation to reduce landscape impact and avoid any risk of coalescence with Foveran.

## 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:

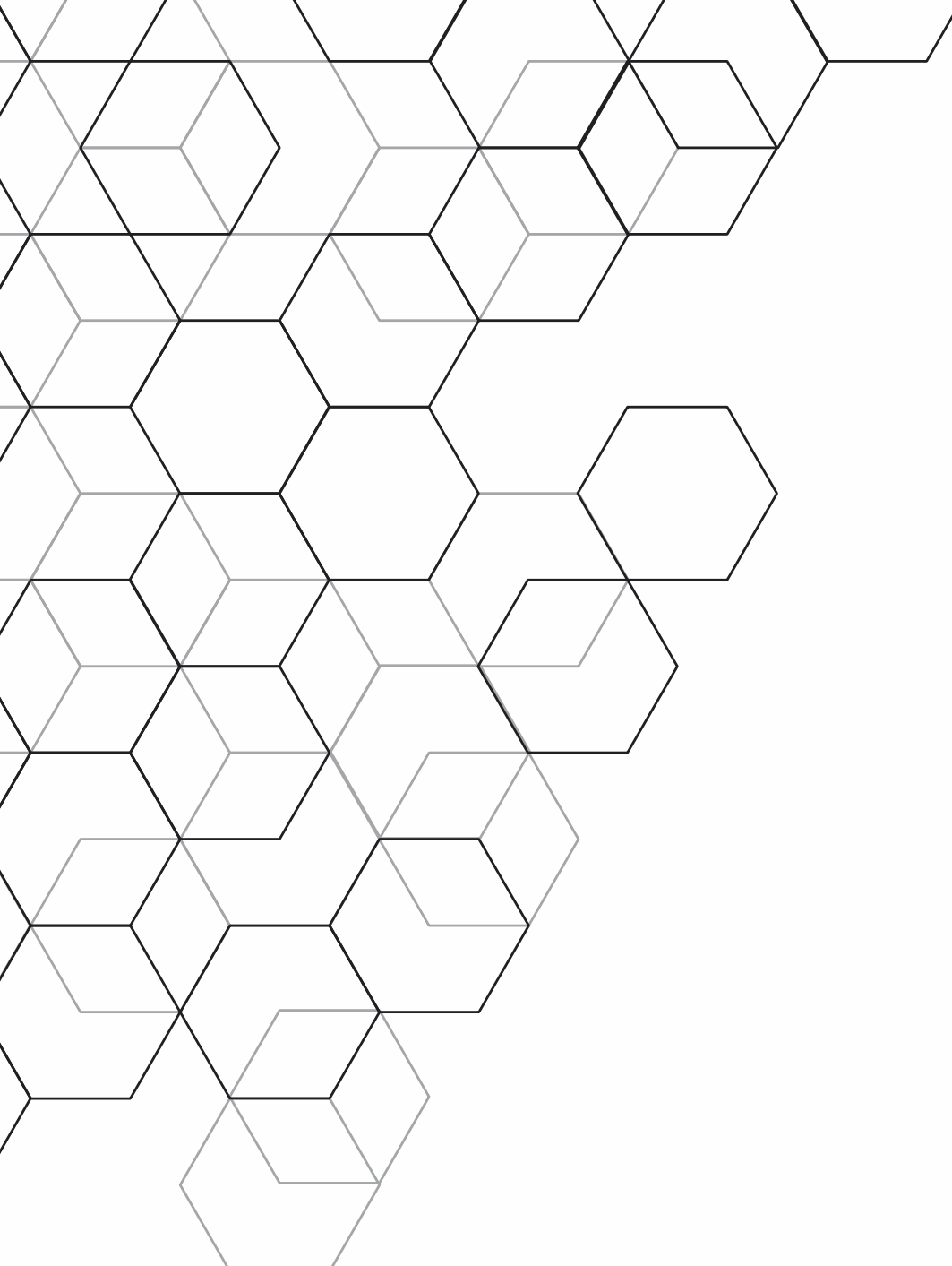
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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.



#### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Overhill Farm
Site address	████████████████████
OS grid reference (if available)	
Site area/size	72.13 ha (total) less 11.64 ha (CPO) = 60.49 ha
Current land use	Agricultural land
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
	If yes, please give details
Is the site being marketed?	No
	If yes, please give details

#### 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
	If yes, please give details
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	If yes, please give details

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	If yes, please give details
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused:
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>	Please provide Previous 'Call for sites'/'Bid' reference number: FMO17
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
	If yes, do you wish to change the site description and or allocation?

## 8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify):
Housing	Approx. no of units	580
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>• Detached: 290</li> <li>• Semi-detached: 290</li> <li>• Flats:</li> <li>• Terrace:</li> <li>• Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>• 1 bedroom homes:</li> <li>• 2 bedroom homes:</li> <li>• 3 bedroom homes: 290</li> <li>• 4 or more bedroom homes: 290</li> </ul>
	Tenure (Delete as appropriate)	Private
	Affordable housing proportion	25 %
Employment	Business and offices	Indicative floor space: m <sup>2</sup>
	General industrial	Indicative floor space: m <sup>2</sup>
	Storage and distribution	Indicative floor space: m <sup>2</sup>
	Do you have a specific occupier for the site?	Yes/No
Other	Proposed use (please specify) and floor space	m <sup>2</sup>
	Do you have a specific occupier for the site?	Yes/No
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	
	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	No	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.)	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them:	

## 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 I)	
	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)	
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
	Local Nature Reserve	
If yes, please give details of how you plan to mitigate the impact of the proposed development:		
<b>Biodiversity enhancement</b>		
<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	
	Habitat creation in public open space	X
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	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	X
	Show home demonstration area	X
Other (please state):		
Please provide details:		

## 11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No If yes, please give details:	
<p>Does the site contain/is within/can affect any of the following historic environment assets? 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="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/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/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	Yes
	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
If yes, please give details of how you plan to mitigate the impact of the proposed development: Full archaeological survey will be commissioned.		

## 12. Landscape Impact

<p>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>)</p>	No If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
<p>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.</p> <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> <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</li> </ul>	<p><b>If your site is not within an SLA</b>, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p> <p>The development can be landscaped, which will give a defendable southern edge to the village. This landscaping will be done in a way that increases biodiversity.</p>

assessment <a href="http://www.snh.org.uk/pdfs/publications/review/102.pdf">http://www.snh.org.uk/pdfs/publications/review/102.pdf</a>	
---	--

### 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 If yes, please specify and explain how you intend to mitigate this risk:
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk:
Could development of the site help alleviate any existing flooding problems in the area?	No If yes, please provide details:

### 14. Infrastructure

#### a. Water / Drainage

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 If yes, please give details of outcome:	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	Yes Please specify: TBC	

#### b. Education – housing proposals only

Education capacity/constraints <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>	Please provide details of any known education constraints. Is additional capacity needed to serve the development?	
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome:	

#### c. Transport

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 If yes, please give details of outcome:	
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 If yes, please give details of outcome:	



Public transport	Please provide details of how the site is or could be served by public transport: Village has bus services to Ellon and Dyce.
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Village has walkways which would be linked in. Cycle paths to be proposed through development.
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: No If yes, please give details of outcome(s):
	Electricity: No If yes, please give details of outcome(s):
	Heat: No If yes, please give details of outcome(s):
	Broadband: No If yes, please give details of outcome(s):
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify:
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: According to landowner
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)	Don't know If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)):
<b>e. Public open space</b>	
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)  You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Please specify: TBC
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b>	Yes Please specify: TBC

<a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <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>	Not applicable Please specify:
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes If yes, please specify: TBC
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?	No If yes, please provide details:

### 15. Other potential constraints

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

Aberdeen Green Belt <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>	No
Carbon-rich soils and peatland <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>	No
Coastal Zone <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>	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 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> )	No
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	> 1 km
	Community facilities (e.g. school, public hall)	> 1 km
	Sports facilities (e.g. playing fields)	> 1 km
	Employment areas	> 1 km
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	> 1 km
	Other, e.g. dentist, pub (please specify)	400m    400m-1 km    > 1 km

**17. Community engagement**

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals:
	If not yet, please detail how you will do so in the future: Hold event to inform community in a local building

**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.

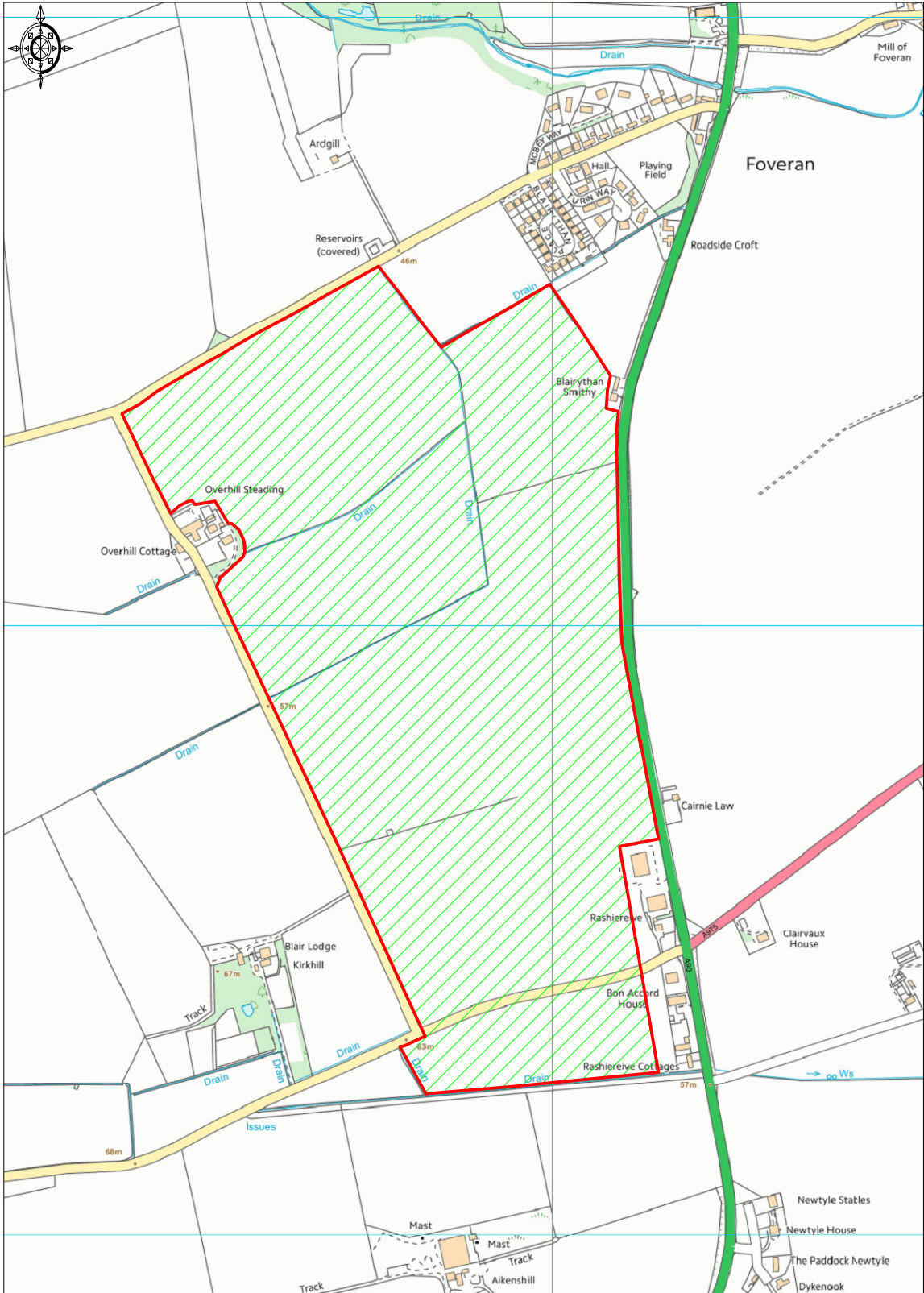
### 19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Although we have put this site forward for residential use, equally parts of it could be used for mixed use.

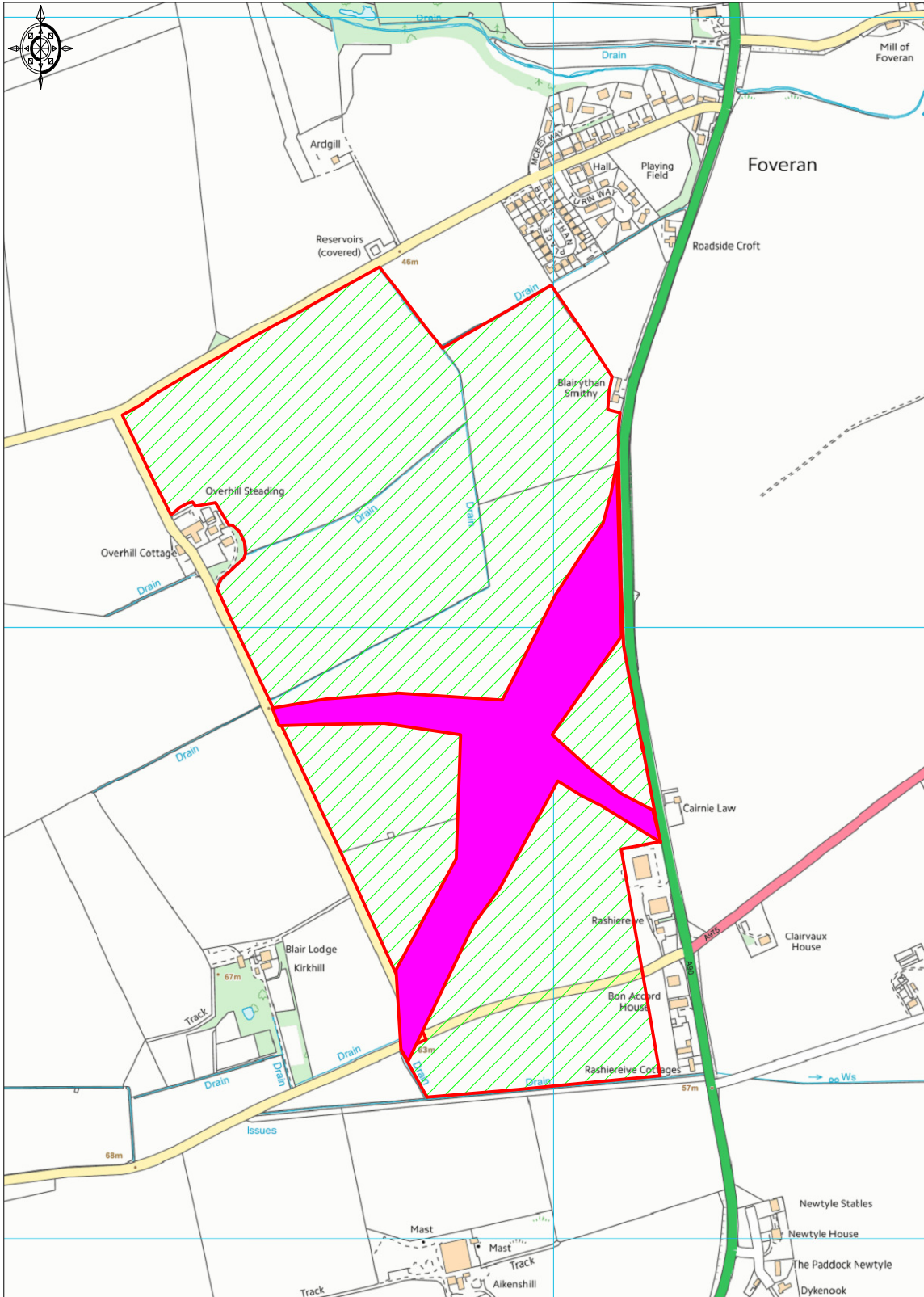
Please tick to confirm your agreement to the following statement:

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.



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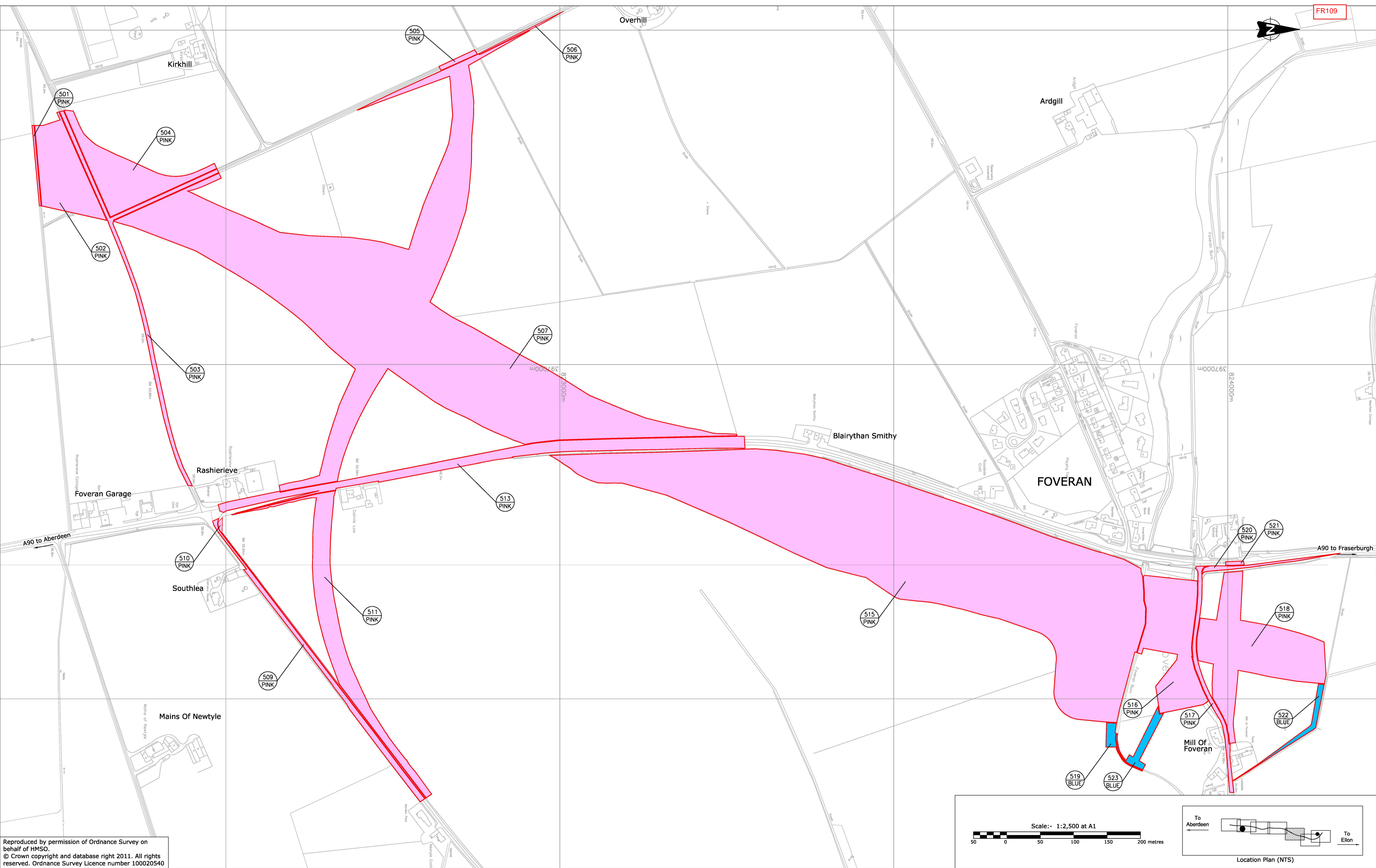
Overhill Farm - Call for Sites - 1:10,000



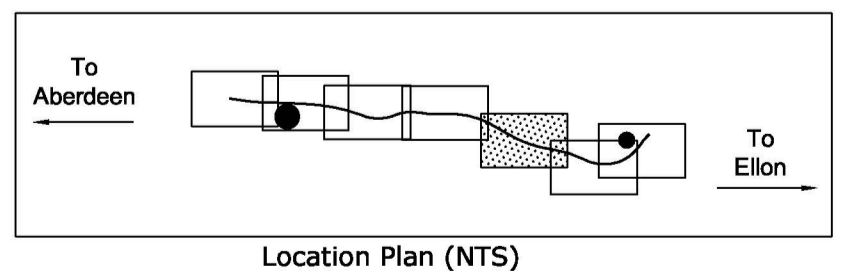
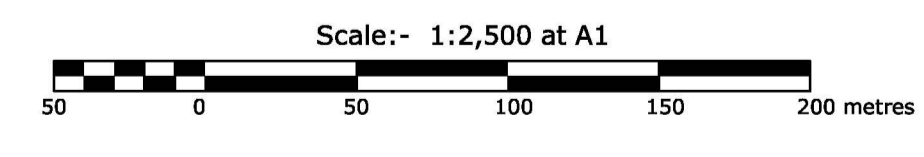
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Overhill Farm - Call for Sites - 1:10,000 - Inc Rough CPO Layout



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Key:

	LAND TO BE ACQUIRED
	SERVITUDE RIGHT TO BE ACQUIRED

MAP NO. RYC/G110/10

THE M9/A90/M90 TRUNK ROAD (BALMEDIE TO TIPPERTY)  
COMPULSORY PURCHASE ORDER 2012  
CPO SHEET 5 OF 7



## **Aberdeenshire Local Development Plan 2021: Main Issues Report 2019** **Main Issues Report Response Form**

### **Important Information: Please Read**

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

**Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019.** Responses can be emailed to us at [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk). Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

<b>Name</b>	Strutt & Parker
<b>Organisation (optional)</b>	
<b>On behalf of (if relevant)</b>	Mr Ian Ross, [REDACTED]
<b>Address</b>	[REDACTED] [REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone (optional)</b>	[REDACTED]
<b>E-mail (optional)</b>	[REDACTED]





Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

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

## Fair processing notice

Please tick to confirm your agreement to the following statements: ✓

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

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

### Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

<b>Which document(s) are you committing on?</b>	Main Issues Report	✓
	Draft Proposed Aberdeenshire Local Development Plan	✓
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

## Your comments

### Main Issue 2: The Settlement Strategy

The sole focus of the identified Main Issue relating to the LDP Settlement Strategy is whether to remove the sections of the spatial strategy that refer to six different administrative areas in Aberdeenshire and instead to give a wider context to the settlement strategy as it applies over the whole area. We note the alternative set out in the MIR to keep the statements for each administrative area to assist communities Area Committees in using the Plan.

However as previously highlighted in our general comments on the MIR, we perceive a more fundamental issue that has the potential to significantly undermine the settlement strategy adopted by the Council, which is focussed on two key issues:-

- an overall lack of clarity with regard to the housing land requirement across the Aberdeenshire area and the means by which the Council proposes to satisfy this and maintain an effective 5-year land supply at all times; and
- a lack of clear intent with regard to the overall quantum of employment land to be delivered by the LDP in order to ensure compliance with the requirement established by the Strategic Development Plan (SDP).

We note the Council's acknowledgement in the suite of consultation documents that the majority of the identified Strategic Growth Areas (SGAs) are failing to perform as expected and that delivery is either occurring more slowly than projected or not at all. In particular, we note that the Aberdeen to Huntly Strategic Growth Area is recognised as being constrained by uncertainty surrounding the dualling of the A96 and the potential route options. We note that until such a time as a preferred route is identified, many of the sites in Inverurie and Huntly that are identified for development remain constrained and incapable of delivery; this threatens the Council's ability to maintain an effective 5-year housing supply in this SGA and creates uncertainty for the programming of delivery of employment land which is heavily dependent on the availability of critical infrastructure.

This is not a singular issue however with the anticipated rates of housing delivery in the Aberdeen to Laurencekirk SGA also falling badly behind projections. Infrastructure and capacity issues are frustrating delivery on sites that may otherwise be considered to be effective with the result that proposed housing numbers are being rationalised across some sites, which has led the Council to introduce a new allocation of some 300 dwellings proposed to be identified to the north of Porthlethen in order to bridge the housing delivery shortfall within this SGA.

We acknowledge the Council's assertion that the Aberdeen to Peterhead SGA will become the main focus to accommodate additional housing land allocations and is also the focus for employment land associated with the Energetica Corridor, partly due to the recent infrastructural upgrade achieved with the completion of the Aberdeen Western Peripheral Route (AWPR). However we do not consider it appropriate that a delivery failure exacerbated by prolonged infrastructure constraints in the other two SGAs can be fully compensated for through a singular focus on the strategic corridor between Aberdeen and Peterhead; a consistent approach to site allocation and delivery is required across all settlements and it is incumbent upon the Council to apply the same rigour to the assessment of the effectiveness and deliverability of identified 'preferred' and 'reserve' sites within the Aberdeen to Peterhead corridor as in the other SGAs.

In that regard we consider that, should the Council maintain its approach of proposing sites for development in the Aberdeen to Peterhead SGA that cannot be demonstrated to be capable of such development, it is inevitable that failures in the housing and employment land supply will emerge in this corridor in due course.

Accordingly, it is very possible that the Council's 'eggs in one basket' approach and inconsistent assessment of site effectiveness and ability to deliver will result in an overall failure to achieve the required effective 5-year housing land supply at all times across the Aberdeenshire area and will likely face a substantial number of departure applications for residential development on unallocated sites, which runs contrary to the principles of the plan-led system in place in Scotland.

We highlight the requirement within the Proposed SDP that a 75%/ 25% split of housing land will be achieved within the SGAs versus other locations in Aberdeenshire. We consider that the Council's acknowledgement of the significant constraints facing housing delivery in two of the three SGAs requires the Council to take steps to ensure that the SDP Housing Land Requirement can be satisfied in an appropriate manner across all of the settlements in the SGAs.

We therefore suggest that the Council must reconsider the effectiveness and capability of delivery of a number of sites that are identified as 'preferred options' or that have been carried forward from previous LDPs despite an inability for these sites to achieve anticipated housing numbers. It is our view that the Council has applied an inconsistent approach to the consideration of housing sites that have recognised and long standing constraints; in a number of settlements, sites that are identified as 'constrained' in the most recent 2018 Aberdeen City and Shire Housing Land Audit and for which no planning application has been submitted are carried forward as Preferred Options in the MIR. In some cases, these constrained sites are not only proposed to be carried forward but have also seen substantial increases to the indicative capacity, sometimes achieved through the incorporation of a larger area of land that would also appear to suffer the same constraint. Examples of these issues across the Formartine Settlements can be found in the preferred options being promoted by the Council in Balmedie; Cuminestown; Newburgh; Pitmedden; Turriff, and Udry Station.

We consider that the Council has the opportunity to be more consistent in how it proposes to allocate sites for future development, including by way of identifying 'reserve sites' that are not preferred for immediate development but which could come forward at a future time, for example to fill a shortfall created by the failure of delivery of other sites proposed for allocation, either within the same settlement or across those settlements located within SGAs. As per our response to general matters raised by the MIR, we consider that identifying allocations for 'strategic reserve' sites for longer term housing is a useful exercise for both communities and housebuilders in that it provides certainty on the potential locations for future residential development.

We highlight below examples where we consider the Council has an excellent opportunity to promote additional housing and employment development in the short, medium and long term on sites that exhibit substantial capacity to be considered effective; to overcome perceived locational constraints; are accessible, marketable and capable of delivery; and have the potential to make a significant contribution to housing land supply and employment development both during and after the Plan period.

To assist an understanding of the sites the subject of this submission, a Vision document has been prepared to demonstrate how the sites might be delivered, sets out appropriate phases of development, and includes a Preliminary Development Framework diagram to illustrate the overall concept.

#### **Land at Overhill Farm, to the south and west of Foveran**

Foveran is located within the Aberdeen Housing Market Area of the Formartine Area of Aberdeenshire Council and is positioned in the Aberdeen to Peterhead Strategic Growth Area (SGA). Foveran is located along the A90 corridor and benefits from immediate access to the AWPR which has been constructed adjacent to the settlement and brings Aberdeen and Westhill within a short drive to the south of the settlement, with Peterhead some 20 miles to the north. Other settlements such as Ellon, Newburgh, and Balmedie are a short distance away. As a result, the settlement is expected to provide opportunity to deliver strategic housing and employment allowances and to contribute towards transforming the wider area into a high quality lifestyle, leisure and global business location as part of the Energetica Corridor.

The settlement is classified, using the Scottish Government six-fold urban rural classification, as "Accessible Rural" and benefits from two principal local facilities (being the Village Hall and the Primary School) in addition to a play area adjacent to the village hall and a café/restaurant on the northern boundary of the settlement.

The LDP Priorities for the settlement are contained in *MIR Appendix: Formartine* highlighting how the Council has considered bids in the Formartine settlements including Officer's assessment of each site and their subsequent identification of preferred options, 'reserved' sites and those that constitute a future development opportunity.

The planning objectives for Foveran are set out below:-

- to meet housing need in the wider SGA as defined by the Aberdeen City and Shire SDP;
- to support community facilities and services;
- to support economic development in the Energetica Corridor; and
- enhance the settlement's role as a service centre by providing improved community facilities.

The Council notes that, due to its strategic location, there is pressure to deliver new homes and business land within the village but that constraints in educational provision may hinder the ability to achieve this ambition. The settlement has developed along the corridor of the former A90 but has now extended along an E-W axis with recent housing development south of Westfield Farm and at Blairythan Terrace offering greater housing choice in the village.

The MIR notes that delivery of the AWPR in this location has released capacity which can be used to promote significant development in the area.

The MIR identifies a number of sites in Foveran that are considered to be suitable for development and are identified as Officer's preference. Those sites are set out below:-

- **OP1:** South of Westfield Farm – 100 homes, 2ha employment land, 3ha strategic reserve  
*(partially under construction)*
- **OP2:** West of McBey Way – 75 home
- **OP3:** South of Turin Way – 36 homes
- **OP4:** Land at Blairythan Terrace – 20 homes
- **OP5:** Land at Blairythan Terrace - 49 homes
- **OP6:** Land North of Westfield – 14 homes

The result of these proposed allocations would be to add 280 new homes to the existing village during the period of the LDP and would extend the current village layout in a westerly and southerly direction. We consider that the proposed allocation of these sites solidifies the Council's aspirations for growth in Foveran and confirms the focus on new housing development, with associated employment uses, in this accessible location during and beyond the LDP period.

We note however that the Council has assessed a small number of other sites proposed for development as part of the 2018 Call for Sites stage; these included land to South West of Foveran (Ref: FR109) and land north of Blairythan (FR142 and FR143). The Council has not considered that these sites are suitable for development with the Council's reasons for not preferring these sites set out below:-

**FR109:** *Density of development is too low; site is constrained in terms of educational provision; site goes through the Balmedie to Tipperty road scheme; site is partially within waste water hotspots; majority of the site is prime agricultural land; proposal constitutes a significant extension to the village for which no mitigation measures have been identified.*

**FR142:** *The scale of the proposed development would create an unnatural extension to the north which would erode all the character of the original form of the settlement; the site is not considered suitable for development.*

**FR143:** *The scale of the proposed development would create an unnatural extension to the north which would erode all the character of the original form of the settlement; the site is not considered suitable for development.*

We concur that the proposal to allocate land to the north of the village on sites FR142 and FR143 would have a significantly detrimental impact on the existing character, both of the settlement and its surroundings, given that the landscape is largely flat with open views. However, we consider that there is potential for future development at

Overhill Farm on the southern and western side of Foveran which would extend the settlement in a planned manner into an area contained by the AWPR which we consider acts as an appropriate boundary for future growth aspirations.

The Council's reasons as stated in the MIR for not favouring the site subject of this submission (FR109: Land to the south and west of Foveran) are addressed below.

***Density of development***

The area of land included in bid ref: FR109 extended to some 69 hectares and included land to the west of Rashierieve Foveran. The overall quantum of residential development proposed at that time was 580 homes, which equated to an average density of c. 8 homes per hectare. We acknowledge that such a density would not be in keeping with the 30 dwellings per hectare advocated for SGA settlements by the proposed Strategic Development Plan with which the LDP is required to be compliant.

The area of land originally proposed for development has been reduced to take into account the delivery of the AWPR which traverses the site promoted in FR109 and has the effect of severing that land at Overhill Farm that lies adjacent to the west of Rashierieve Foveran. Accordingly, this submission suggests a reduced area of approximately 41 hectares on the southern and western edge of Foveran that we consider would deliver a logical and planned extension to the settlement over time, and which would deliver an appropriate level of residential development with community facilities to meet associated demand from new housebuilding in the village.

Applying the standard density of 30 houses per hectare as advocated by the SDP for settlements within SGAs, the land at Overhill Farm has capacity to deliver in the region of 1,000 to 1,200 new homes to meet future demand over the medium to long term.

To illustrate how the development could be delivered over time, the Vision document produced by LBA Studio sets out how development could be delivered in a series of phases, their indicative capacities and their connectivity to the existing settlement and proposed future developments. This Vision document is appended to this submission and confirms that 4 main phases could be delivered across a 20-year period, with details of each below:-

<b>Phase</b>	<b>Timescale of delivery</b>	<b>Site Area</b>	<b>Indicative Number of dwellings</b>
<b>1</b>	Years 1-5	4 ha	120
<b>2</b>	Years 5-10	7 ha	210
<b>3A</b>	Years 10-15	10 ha	300
<b>3B</b>	Years 15-20	17 ha	510
<b>TOTAL</b>	<b>20 years</b>	<b>38 ha</b>	<b>1,140</b>

A 3ha area on the western edge of the currently proposed village boundary, adjacent to proposed Site OP5, is suggested by this submission to be safeguarded for community infrastructure with the potential for delivery of new community facilities at this location as part of a wider residential development at Overhill Farm.

As a result of the reduction in total area proposed for development and an increase in proposed densities of 30 dwellings per hectare to comply with those advocated in the proposed Strategic Development Plan, underdevelopment and low density on the site are no longer considered to be issues that would hinder future development at this location.

***Education constraint***

We acknowledge the Council's concerns with regard to the capacity of the existing primary school in the village and we share concerns about the ability of the school to cater to the anticipated increase in population that would arise as a result of the Council's preferred options for development. Whilst we note that the adopted LDP indicated that Foveran Primary School was operating at 40% capacity at time of its publication in 2017 and that the school roll was expected to rise to 53% in 2022, we acknowledge that the sites proposed to be allocated for residential development are likely to see the school roll reach a tipping point during the LDP period or soon thereafter dependent on build out and occupation rates.

We note that the MIR does not require the provision of additional education facilities but highlights the potential that a new school will be required in the future as the current school is not easily extendable and suffers from topographical restrictions.

We suggest that it is entirely possible to mitigate for anticipated constraints in education provision in Foveran; in that regard, it is suggested that the proposed development at Overhill Farm could include for the safeguarding of an area of 3ha which has potential to facilitate new community facilities and infrastructure, including education provision. The proposed location for this safeguarded area is on the western edge of the currently proposed settlement boundary – this location is considered to maximise connectivity between the allocated sites OP1 and OP2, on the northern edge of the village, and the existing and proposed development in the village core, in addition to being accessible from all areas of the proposed residential development at Overhill Farm.

The Vision document appended to this submission confirms that the community/education facilities could be delivered as early as Phase 2 of the overall development at Overhill Farm.

We therefore consider that education constraints should no longer be assessed as an issue that would hinder future development at this location.

### ***Balmedie to Tippetty Road Scheme***

The Balmedie to Tippetty Road Scheme was a 58km section of the AWPR project that proposed a significant upgrade of the existing A90 trunk road between Balmedie and Tippetty to deliver a dual two-lane standard with provision of two new grade separated junctions. The proposal was intended to complete a gap in the existing dual carriageway that was an acknowledged bottleneck in the strategic road network.

The road scheme cuts through the heart of the land to the south and west of Foveran and has the effect of severing the area of land included in the submission to the Call for Sites as Ref: FR109.

The construction of the AWPR is now complete; the project has had the effect of creating a containment to the southern extent of Foveran and offers a defensible physical feature which has the effect of preventing expansion of the settlement to the south of the road, thereby offering a defined area within which Foveran has capacity to grow into the future.

The presence of the AWPR at this location also reinforces Foveran's strategic position on the transport network which we anticipate will have the effect of increasing the attraction of the village and its popularity for new housebuilding within a short commuting distance of Aberdeen City.

As a result of the completion of the AWPR this is no longer considered to be an issue that would hinder future development at this location.

### ***Waste water hotspots***

We note that the Council refers in its assessment of the proposed development at Overhill Farm that "*part of the site is within waste water hotspots*". We are not aware of any issues in relation to waste water in the region and we highlight that the Council's assessment of the bid site at Blairythan Terrace (FR067), located immediately adjacent to the east of the land at Overhill Farm, confirms that there are adequate site services available.

We are aware that a project is in place that would seek to upgrade the waste water capacity in the village; it is our understanding this project is already committed with construction dates to be released. We are therefore unclear as to the weight the Council is attributing to this issue in its consideration of the site and we consider that this is an area for which appropriate mitigation can be provided, at the appropriate time, in line with the scale of the proposed development.

### ***Prime Agricultural Land***

The Council cites loss of Prime Agricultural Land as a reason for not taking forward the land at Overhill Farm as a preferred option. We acknowledge that the land is classified on the Hutton Institute (formerly Macaulay Institute) Land

Capability for Agriculture (LCA) maps as being partially 3.1, with an area of 3.2 on the central and western sections of the site. For the purposes of planning, Classes 1, 2 and 3.1 of the LCA classification are considered to constitute Prime Agricultural Land (PAL).

We acknowledge the role of productive agricultural land in the planning process and the policies in place to protect against the loss of prime agricultural land. We note that both SPP and adopted and emerging LDPs in Aberdeenshire would permit development on agricultural land where it is required to meet an established housing need.

Having reviewed the sites in Foveran that officers indicate are preferred for development, as listed above, we also note that they contain a significant portion of land identified on the Hutton Institute (formerly Macaulay Institute) Land Capability for Agriculture mapping as grade 3.1, which is Prime Agricultural Land (PAL) for the purposes of planning.

We also note a number of other sites in settlements across the Formartine area that contain PAL but which have been assessed as Officer's preference for future development. In this regard we highlight sites in Newburgh, Pitmedden, and Turriff that Officers confirm will result in loss of PAL but which can be justified on the basis that the sites would deliver a number of local aspirations which would override the loss of PAL, or where the loss of PAL would be considered to be insignificant in context of availability of PAL in the wider landscape surrounding the settlement.

We consider that a similar scenario exists in Foveran and that the relatively small area of PAL that would be lost should development come forward on the land at Overhill Farm could be justifiable to support the community, provide additional community benefit and provide housing choice for those seeking to live in an accessible rural location within easy commuting distance of Aberdeen. We highlight that the reduction of the total area of the site proposed for development would have the effect of reducing the area of PAL on which development is proposed.

Notwithstanding, we draw attention to the outcome of a recent planning case wherein Scottish Ministers considered an appeal against refusal of Planning Permission in Principle for a site at Lasswade Road in Edinburgh (ref: PPA-230-2152). The Reporter found against the Council's decision and sought fit to approve the release of some 14ha of Grade 3.1 agricultural land for purposes of residential development. In reaching his conclusion the Reporter considered that the need to meet the shortfall in the five-year effective housing land supply outweighed the loss of the 14 ha, deemed by the Reporter to be a "*relatively small area*", of prime agricultural land not currently in use.

Additionally, we highlight that the landownership at Overhill Farm extends to the west of the farm and therefore beyond that proposed for development within this submission. The development of land between Overhill Farm and Foveran village would not undermine the ongoing viability of an established farming business as alternative areas of agricultural land will continue to be farmed within the current ownership.

#### ***Relationship of site to the settlement***

The proposed site is located on the western and southern edges of the settlement, adjacent to existing residential uses and in a natural 'bowl' created by the rising contours to the south and west. The Council's preferred sites at OP3, OP4 and OP5 would create a natural linkage from the existing settlement into the proposed site with the proposed site offering connections outwards from the villages via green corridors to be incorporated within site design.

We highlight the first phase of the site is within 350m from the Community hall at the heart of the village with the community facilities/community infrastructure proposed to be provided as part of the development located adjacent to the Phase 1 site and likely to be delivered in tandem with Phase 2.

We therefore consider that the site has a good relationship with the village core and is well connected with, and would be a complementary use to, the residential development proposed to be delivered on a number of sites at the heart of the village and on its northern edge.

#### ***Residential development elsewhere in the SGA***

Having considered other sites within the Aberdeen to Peterhead SGA preferred by Officers as 'reserved' sites for residential purposes, we consider that the land at Foveran exhibits significantly more potential to deliver new homes in the future with fewer impacts that might be anticipated elsewhere.

We note that Officers have preferred sites in Balmedie, Pitmeddan and Udney Station as future reserves for residential development however we note the Council's acknowledgement that these sites are variously constrained by access, education provision, environmental factors and lack of demonstration of need, and we consider that any development in these locations would have significant landscape impacts that could not be mitigated.

We consider that the land at Overhill Farm is not constrained and has greater capacity to facilitate future residential development in a planned and phased manner that would deliver quality design and minimise landscape impact. The land has the potential to deliver high quality new homes including a mixture of family homes, homes for changing needs and affordable housing, in an attractive, sustainable and deliverable location.

Additional development in this settlement would assist in meeting the Council's strategic housing land requirement and would bring significant benefit to the settlement by way of additional community and education facilities. We therefore suggest that the Council should reconsider its preference for those sites in the above referenced settlements identified as 'reserved' sites in order to afford further consideration to the more appropriate potential for medium to long term development on land at Overhill Farm, Foveran.

#### **Land at Overhill Farm, to the west of Rashierieve Foveran**

Rashierieve Foveran is a small mixed use development located immediately south of Foveran; it is also within the Aberdeen Housing Market Area of the Formartine Area and positioned in the Aberdeen to Peterhead Strategic Growth Area (SGA).

As with Foveran, Rashierieve Foveran is located along the A90 corridor and benefits from immediate access to the AWPR which has been constructed adjacent to the settlement on its northern and western boundaries and brings Aberdeen and Westhill within a short drive to the south of the settlement, with Peterhead some 20 miles to the north. Other settlements such as Ellon, Newburgh, and Balmedie are a short distance away.

As a result, the settlement is expected to provide opportunity to deliver strategic employment allowances and to contribute towards transforming the wider area into a high quality lifestyle, leisure and global business location as part of the Energetica Corridor.

The LDP Priorities for the settlement are contained in *MIR Appendix: Formartine* highlighting how the Council has considered bids in the Formartine settlements including Officer's assessment of each site and their subsequent identification of preferred options, 'reserved' sites and those that constitute a future development opportunity.

The planning objectives for Foveran are set out below:-

- To provide local employment opportunities; and
- To support economic development in the Energetica corridor.

As recognised by the Council in relation to Foveran, the completion of the AWPR in this location has released capacity which can be used to promote significant development in the area. The Council recognises the potential for this area to deliver strategic employment land and to this extent directs employment land to Rashierieve Foveran from larger settlements such as Newburgh, where it is noted that the Council has not considered any land to be allocated for employment uses as it recognises that there remains capacity at the nearby allocations at Rashierieve Foveran that is able to meet local demand for employment land.

We note that the Council's consideration of bids received during the Call for Sites stage states that only one bid was received for development in Rashierieve – bid ref: FR129 relates to land to the west of Bon Accord Granite, which is identified in the current LDP partially as site OP1 for employment uses (which we note is also included in the Employment Land Audit 2017) with the northern part of this site identified as SR1, a strategic reserve for future employment land.

In its response to **FR129** the Council states that *"the proposed site is currently allocated for employment uses. The site is best suited to light industrial/office/service industry and mixed use proposals due to the housing to the south east*



*along the A90. Most of the site is prime agricultural land. The mix of uses proposed by the applicant would fit with the existing context of the area, remove the requirement for significant landscaping and provide opportunities for live work proposals. This would fit well within the Energetica Corridor”.*

We support Officer’s preference to carry this site forward into the emerging LDP for a mix of uses within Classes 4 and 5. We concur that the site is an accessible and acceptable location for employment land and we support the Council’s identification of land for short term delivery in addition to reserving additional land for future development.

We highlight however that the Council has failed to take cognisance of bid site FR109 for land at Overhill Farm, the original boundaries of which extended as far south as Rashierieve Foveran. The construction of the AWPR in this area has had the effect of severing the land at Overhill Farm such that a parcel of the land is now most closely associated with Rashierieve Foveran, being cut off from the remaining land at Foveran by the AWPR route.

We note the Council’s acceptance that the current employment land allocation accepts the loss of some prime agricultural land in this area but its concern that any further development in this area would result in the further loss of prime agricultural land. We note the LCA classification of part of this site as Grade 3.1 however we highlight that the construction of the AWPR has impacted upon the quality and capacity of this land for agricultural purposes with the result that it cannot be considered to be viable and productive agricultural land but rather accommodates informal grazing.

Accordingly, we consider that there is potential for the future development of some 9ha of additional employment uses on land to the west of Rashierieve Foveran associated with Overhill Farm which would extend the settlement in a planned manner into an area contained by the AWPR (which we consider acts as an appropriate boundary for future growth aspirations) and would serve to meet the Council’s aspirations for strategic employment development in this immediate area as part of the Energetica Corridor. We therefore request that the Council extend the boundaries of sites OP1 and SR1 in the current LDP, which are proposed to be carried forward as Officer’s Preference into the new Aberdeenshire LDP, to take in the land to the west extending to the boundary with the AWPR.

The Vision document appended to this submission confirms the extent of the area at Rashierieve Foveran proposed for additional employment development and assesses the context and capacity of the existing settlement to support this. It sets out how additional future development on land to the west of the settlement could be delivered in a phased manner to support the two currently allocated sites that are considered to be Officers Preference for development. It also identifies the relationship between future employment development at Rashierieve Foveran and proposed residential development on land to the west and south of Foveran as proposed earlier in this response; we consider that the Council’s aspirations for population growth in Foveran will require the allocation of additional employment land in the immediate vicinity in order to deliver sustainable development offering local employment choices for future residents.

We therefore consider that the allocation of an additional 4 ha of land to accommodate employment development to the west of site OP1 would deliver an appropriate response to the Council’s requirement for employment land within the Energetica Corridor, and would enable a concentration of uses in a singular location that benefits from immediate access to the strategic transport network. We suggest that it would be appropriate for the Council to identify this location as a focus for mixed employment uses, incorporating business, offices, light industrial, R&D, general industrial, logistics and storage and distribution which we consider could be delivered with minimum impact on the amenity of the existing settlement.

Having assessed other sites proposed by the Council for employment purposes we consider that the land at Rashierieve Foveran exhibits significantly more potential for additional employment land in a logical location immediately adjacent to the AWPR which offers connectivity with the strategic network. We note that Officers have preferred a site incorporating some 12ha on the western edge of West Pitmillan, to the north of Foveran, as a ‘reserved’ site for future employment uses (ref: FR117) however we consider that development at that location would have a significantly negative landscape impact being that the site is located in open countryside and is visually prominent from its surroundings.

We also note that the land to the west of West Pitmillan is prime agricultural land and suffers from access constraints. Delivery of this site would also be dependent upon future employment development on land surrounding the Enerfield Business Park (ref: FR118).

We highlight that the Interim Environmental Report of the Strategic Environmental Assessment confirms that an assessment of the West Pitmillan reserved site indicated that the proposed development would have negative impacts on air quality; climatic factors; soil; and cultural heritage. The negative impacts on air, climatic factors and soil could not be improved by mitigation.

We suggest that a more appropriate response would be for the Council to extend the area currently identified for a strategic reserve (ref: SR1) to the west of Rashierieve Foveran. This land comprises approximately 5ha which is contained by the AWPR to the north and west and by the existing settlement to the east. The quality and capability of the land for agricultural purposes has been diminished by the construction of the AWPR which has also severed the land from its wider agricultural unit. There is existing access to the site via the former A985 which has now been downgraded as a result of the AWPR construction. A westerly extension of the land to the west of the SR1 site, in addition to a similar extension of the land to the west of the OP1 site as suggested above and in the attached Vision document, would enable a coherent approach to delivery of employment land in this area and would support a concentration of uses to enable Rashierieve Foveran to become a strategic location for employment within the Energetica Corridor.

### **Conclusions**

As per our comments in the introductory section of this response, we suggest that the Council should reconsider its current approach to achieving new housing delivery across the Strategic Growth Areas, the strategy for which appears to prioritise new housing delivery in the Aberdeen to Peterhead corridor without appropriately addressing historic failures in this and the other two SGAs between Aberdeen to Huntly and Aberdeen to Laurencekirk.

We consider that it is incumbent upon the Council to adopt a consistent approach to the assessment of proposed development sites and to identify and deallocate those sites with a history of failing to deliver new housing in favour of other proposed development sites that are available and capable of housing delivery and contributing to the requirement to maintain an effective 5-year housing land supply. The Council must also put in place appropriate plans that will provide certainty on the location of future strategic development across the Aberdeenshire area beyond the period of the LDP.

Therefore, we are of the view that the proposed development of land at Overhill Farm in Foveran and Rashierieve Foveran would be an appropriate response to the Council's requirement for residential and employment development. We consider that development at Overhill Farm would have no negative impact on the settlements of Foveran and Rashierieve Foveran; would assist in meeting the aims of the Local Housing Strategy; would have a positive impact on the vital facilities in the settlements in terms of delivering a new Primary School in Foveran, with the capacity to ensure safe routes to school, and to providing additional employment land and facilitating an appropriate strategic reserve at Rashierieve Foveran as is required within the Energetica Corridor.

The proposed developments the subject of this submission would not represent either overdevelopment or underdevelopment; the land is partially prime quality agricultural land for the purposes of planning however the construction of the AWPR has impacted upon the productive capabilities of the land. It is suggested that potential for loss of prime agricultural land can be justified both in the context of the availability of other areas of prime agricultural land in the surrounding landscape and the Council's aspirations to focus strategic housing and employment development in this area.

The Vision document appended to this submission provides more detail on the potential developments at Foveran and Rashierieve Foveran, including the principles of the proposed developments; site context and analysis; an overview of appropriate phasing of both the housing and employment elements, and an indication of how the proposed developments would complement each other and the wider area.

We believe that there are significant benefits to the area to be derived from this proposal which should receive your support. We consider that it is wholly appropriate, in the context of the identification of a significant number of 'reserve' or 'future opportunity' sites across the Aberdeenshire area, for the Council to acknowledge the potential for the land at Overhill Farm, Foveran and Rashierieve Foveran to deliver strategic housing and employment development in the future by way of safeguarding the land for development in the Proposed Local Development Plan due for publication later this year or in early 2020.



## Rashierieve Foveran

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# Local Development Plan 2021

## Call for Sites Response Form

Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Alternatively, you can return the form and Ordnance Survey map by post to:  
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

**All forms must be submitted by 31 March 2018.**

### 1. Your Details

Name	
Organisation (if applicable)	
Address	
Telephone number	
Email address	
Do you wish to subscribe to our newsletter?	Yes

### 2. If you are acting as an agent on behalf of a third party, please give their details

Name	
Organisation (if applicable)	
Address	
Telephone number	
Email address	

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	
Do these owners know this is being proposed for development?	Yes

**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)	Rashierieve OPI
Site address	██████████
OS grid reference (if available)	
Site area/size	2Ha (only 1.75Ha in my ownership) Proposal limited to 1.75 ha
Current land use	None, rough overgrown (photo attached)
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
Is the site being marketed?	Yes in the past but due to entrance restriction cannot be developed until AWPR complete.
	Energetica team has knowledge of site and James Welsh in particular has received some limited enquiries. No other public advertisement

#### 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?	Yes
	Yes, Enq, 2018/0440 Response received 28 <sup>th</sup> March 2018 confirming we require Mixed Use Bid. (Attached)
Previous planning applications	APP/2008/4187 Planning Approved, but site not developed due to access constraints from the A90 by Transport Scotland. F/APP/2012/1743 (22 Live/work units) Declined although Transport Scotland approved.
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>	Please provide Previous 'Call for sites'/'Bid' reference number: FM015 Rashierieve – Mixed Use. Combined application with farmer for larger site.

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? Yes OPI Employment Class 4, 5 and 6 If yes, do you wish to change the site description and or allocation? Yes, from Employment to MIXED USE (to compliment adjacent properties).
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## 8. Proposed Use

Proposed use		Mixed Use
Housing	Approx. no of units	4
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>Detached: 4 (with office and garage)</li> <li>Semi-detached:</li> <li>Flats:</li> <li>Terrace:</li> <li>Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>1 bedroom homes:</li> <li>2 bedroom homes:</li> <li>3 bedroom homes: 4</li> <li>4 or more bedroom homes:</li> </ul>
	Tenure (Delete as appropriate)	Private
Affordable housing proportion	0%	
Employment	Business and offices	Indicative floor space: 616 m <sup>2</sup>
	General industrial	Indicative floor space: 650 m <sup>2</sup>
	Storage and distribution	Indicative floor space: 650 m <sup>2</sup>
	Do you have a specific occupier for the site?	Yes, Partly – Class 2 Required for Aberdeen Vet Referrals expansion, New MRI Scanner and further office space up to 400m <sup>2</sup>
Other	Proposed use (please specify) and floor space	1150m <sup>2</sup> + Housing with office above separate garage.
	Do you have a specific occupier for the site?	No but aimed at self-employed.
Is the area of each proposed use noted in the OS site plan?		Yes

## 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	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	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	
	Partly self-funded, but the approval for the four dwellings is needed to contribute towards the construction of the small business units.	

Are there any other risk or threats (other than finance) to you delivering your proposed development	No

## 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 I)	
	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)	
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
	Local Nature Reserve	
<b>Biodiversity enhancement</b>		
<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-biodiversty-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversty-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	
	Habitat creation in public open space	
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	
	Buffer strips along watercourses	✓
	Show home demonstration area	
Other (please state):		
Please provide details: Wildlife assessment has been carried out for previously applications and a positive outcome with development of 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/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	Scheduled Monument or their setting
	Locally important archaeological site held on the Sites and Monuments Record
	Listed Building and/or their setting
	Conservation Area (e.g. will it result in the demolition of any buildings)
	Inventory Gardens and Designed Landscapes
	Inventory Historic Battlefields
	If yes, please give details of how you plan to mitigate the impact of the proposed development

## 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> <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>	No discernible difference to the landscape that will have a major impact, but the obvious complimentary planting of trees and bushes should attract more to the existing wildlife i.e. Birds and small animals.  The introduction of trees and hedge planting will be a barrier to the west from the new AWPR and create a defined site boundary.

### 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
	1 in 100 years flood risk on Sepa mapping.
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?	No

### 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	No, Suds system proposed.
Has contact been made with Scottish Water?	Yes, previously and 100mm diameter water pipe within 300M of site. 50mm dia water pipe on site.	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	Yes, Pond Please specify: Grass, trees and various other plants.	
<b>b. Education – housing proposals only</b>		
Education capacity/constraints <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>	Local School , Foveran Primary at 45% capacity, expected to increase to 53% by 2022. Ellon Academy at 85% capacity, expected to increase to 90% capacity by 2022.	
Has contact been made with the Local Authority’s Education Department?	Previously	
<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 direct access from site onto A90 once AWPR completed but very good position for new AWPR.	
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 as site location is presently next to a trunk road A90 which will have much lesser traffic Levels once AWPR is completed. Good connectivity	
Public transport	Bus Stop within 50m of site for north and south travel. One stop from local school.	
Active travel (i.e. internal connectivity and links externally)	No special paths provided by council yet, but contact has been made with Nestrans to determine future plans for the area. A cycle path to Foveran would be great.	

<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: Yes, 200mm Diameter Piped Gas within 50m of site.
	Electricity: Yes, confirmed with SSE
	Heat: See Gas above
	Broadband: Yes, Fast Speed Fibre in area.
Have any feasibility studies been undertaken to understand and inform capacity issues?	Contact with all providers and found that No capacity issues identified.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes for all.
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 – Solar Panels for water heating to be installed in all properties and Log burner stoves in homes.
<b>e. Public open space</b>	
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)  You can find the boundary of existing green networks in the settlement profiles in the LDP	Possibly
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	Yes exceed but we felt we wanted to keep it very open and not incorporate a lot of housing. The business area has a U shaped courtyard and ample area of green space.
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <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>	Not Applicable
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No – none present
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?	No

## 15. Other potential constraints

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

Aberdeen Green Belt <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>	No
Carbon-rich soils and peatland <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>	No
Coastal Zone <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>	No
Contaminated land	No, Study done.
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 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> )	No
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**

<p>How close is the site to a range of facilities? *Delete as appropriate</p>	Local shops	> 1km Ingram Country store 800M away
	Community facilities (e.g. school, public hall)	> 1km 1 Bus stop away
	Sports facilities (e.g. playing fields)	> 1km Foveran
	Employment areas	Adjacent
	Residential areas	Adjacent
	Bus stop or bus route	50m
	Train station	Not in area
	Other, e.g. dentist, pub (please specify)	> 1km Super Vet on site, garage repair shop Trump Golf, Newburgh INN, Cock and Bull

**17. Community engagement**

<p>Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?</p>	<p>Yes in all previous application full support and letters from all neighbours. This time all neighbours adjacent to site consulted with all in support. See attached supporting emails from 3 parties affected which includes response from businesses and neighbours.</p>
	<p>Vet requires expansion of their current premises to possibly introduce a MRI scanner into the North East creating the first “Supervet” in Aberdeenshire.</p>
	<p>██████████ who is the landlord for Foveran Cars and Carwash business and Car Sales business and runs Fultone from the site is in support of application, ██████████ email attached.</p> <p>Aberdeen Vet Referrals are in favour of the development and supporting email from ██████████ attached.</p> <p>██████████ owns Cottage No1 and ██████████ email in support is attached.</p>

**18. Residual value and deliverability**

<p>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.</p>	<p>I have considered the likely ‘residual value’ of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p>	

## 19. Other information

The history of Rashierieve prior to our locating in 2006 was one of 3 houses, a Petrol station and sales showroom and a Little Chef Restaurant up to 125 seats. Progress, change, mixture of uses and development of varied employment working aside residential is part of Scotland Planning Policy and the Ethos of Energetica. Land use has to adapt with the changing times and we can all recognise changes to the local economy here in Aberdeenshire.

In 2005 We bought the old disused former Little Chef restaurant which we extensively redeveloped and added a manufacturing workshop to complement the office and showroom for our granite business. For future expansion and larger manufacturing capabilities we bought 1.75 ha site adjacent in 2006 and 2008 and land to build our family home.

Planning approval was obtained (APP/2008/4187) for the construction of an additional workshop, office and storage area on 1Ha of the purchased site. Sadly, The site was not developed due to me having a bad car accident and the subsequent illness thereafter. To compound that we had access denied from the A90 imposed by Transport Scotland. Our company options were limited and we reduced in size and altered our business model to suit. The Expansion no longer required. Bon Accord Granite Ltd our company now lease its former premises to Aberdeen Vet Referrals. Our company now works from a new dwelling with office built next door and adjacent to the Bid site.

At this point I would like to state: The Employment bid for our land in 2012 LDP was not our bid but part of a larger bid by the adjacent farmer. His large bid was cut down to 2Ha of which we own 1.75Ha. Its my opinion that its not fair that someone who does not own your land can bid for an allocation without consultation with the actual owner.

It was decided in 2011 to consult with the Energetica team in Aberdeen, with great support from them and design work done by Robert Gordon University students a project was taken forward by [REDACTED], a lecturer at RGU and Architect at Brown + Brown Architects. Planning in principle application (F/APP/2012/1743) 22 live/work units was heavily supported by 9 to 3 by the local Formartine Planning Committee. Despite it being against a newly detailed local development plan 2012. Unfortunately, the Aberdeenshire ISC committee refused the application by 8 votes to 6. The decision went to appeal to the Scottish Government and the council decision was upheld. Thereafter discussions with our Architects and the Aberdeenshire planners including [REDACTED], head of planning, to discuss alterations to the proposal so that a reapplication would find favour. At the same time a bid (FM015 including site E1) to change the site to mixed use was prepared by a different land owner, adjacent farmer with my approval. This change of use BID in 2016 was misinterpreted due to the confusion that the farmer applied for a larger site again. The smaller Site E1 was not considered properly by the Formartine Area Committee in my opinion and only the larger bid considered.

Having a site which is adjacent to an obvious existing mixed use site, which has 3 houses and 5 businesses, including a Class 2 Veterinary practice and our own live work house, Class 1 and 2 Businesses including a car wash and repair garage, and a separate car sales showroom, we have found it difficult to understand the reasoning that the allocation of this site was not originally Mixed Use.

Therefore, some 11 years after the purchase of the site we provide our proposal, an indication of a development which will include firstly, the expansion of an existing Veterinary business which is a vital service to pet owners in the North East of Scotland. It also has a CT scanner and has customers traveling from all over Scotland including the Shetland Isles to get its expert help. It is now in the ownership of Scandinavian Equity Fund who own nearly one thousand vets

in Europe and the UK. Just exactly the type of business Energetica is hoping to attract to the corridor. AVR and I are in discussion about building an expansion into the OPI site to accommodate a MRI scanner and further facilities. This would ensure the North East of Scotland as a centre of excellence for Veterinary care. Due to the type of animals, their hospitalisation and aftercare we feel it is only right that a complimentary business and residential development co-exists.

**OUR PROPOSAL.**

We propose to develop the site with four modern design three-bedroom dwellings with separate garage and office, which will complement the existing live work property, at the North end of the site. We draw to your attention a similar approved development of housing within 800m of our site. (APP/2015/1400 and APP/2016/0215). Although this was a Brownfield site we argue that the concept that a small group of houses in this area is not something that is unusual.

We also include an area to the South side of the site for up to 22 small business/start-up units to accommodate the smaller scale businesses of Aberdeenshire and Scotland.

We strongly argue that this proposal of mixed use aligns perfectly with the ethos of the Energetica Corridor. We have received support in the past from the Energetica team for every application we have provided to Aberdeenshire Council and we have already provided sketches of our proposal to [REDACTED], the head of the Energetica Project.

Looking at how we can differentiate between our proposals and others we commit to building these buildings incorporating a high quality modern design using high quality materials such as granite. The houses will be built towards a low carbon footprint with the use of passive design technology. The landscaping will be extensive and include the introduction of trees, bushes and planting. Ample green space is incorporated

I would also draw your attention to the fact that across the minor road North is a 3.5Ha site SRI (Strategic Reserve for employment) which would more than cover the requirement of class 4,5 and 6 Employment need, That any loss of land for that particular use is better covered there as it would complement the large Industrial building adjacent to that site. There is further Employment sites at Foveran and Westfield, Ellon and Blackdog which allow for future capacity of Class 4,5 and 6 employment development.

Since we relocated our business to Rashierieve in 2006 we have tried to improve the outlook of this area in full consultation every time with our neighbours and again we have done the same.

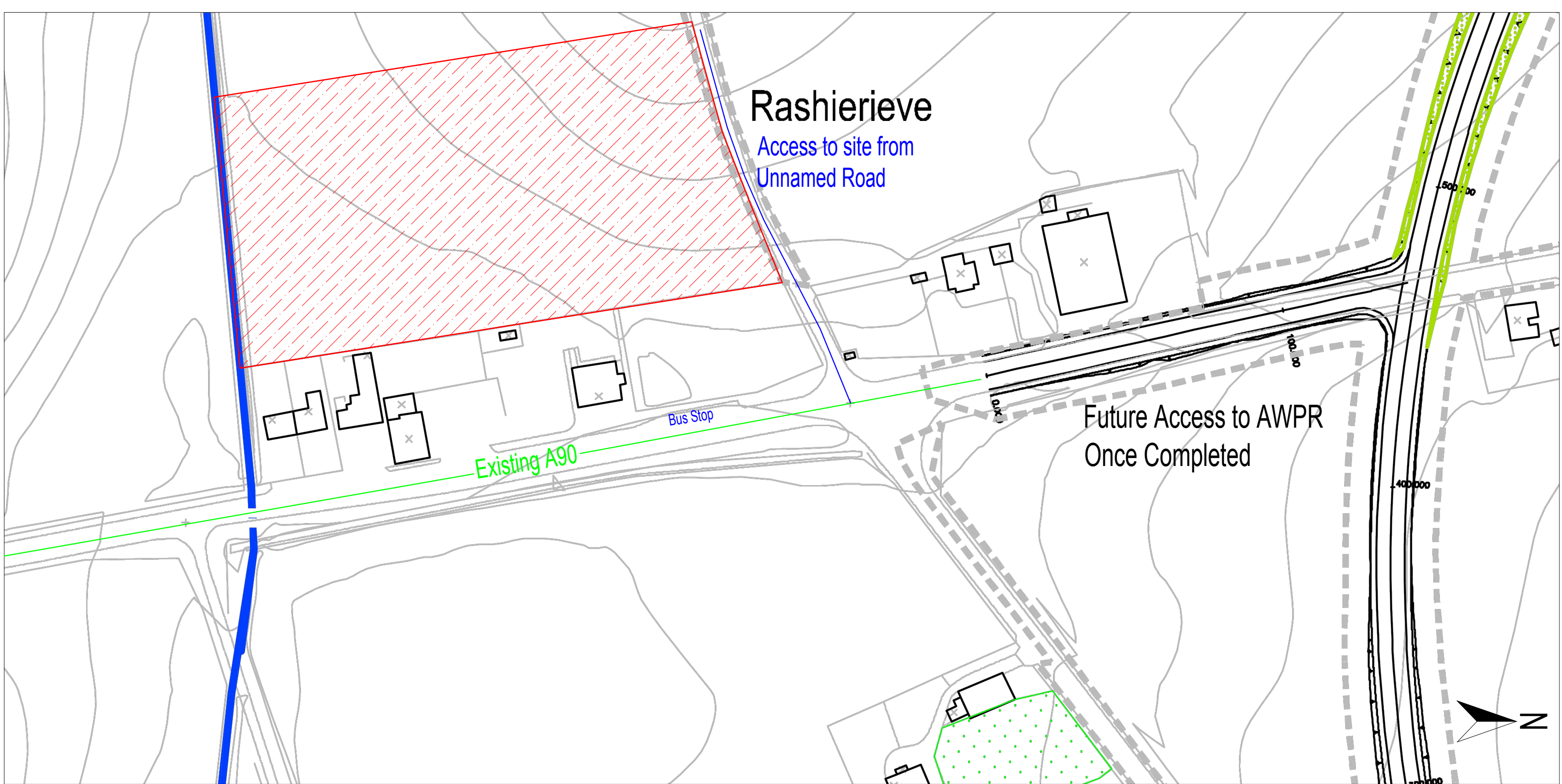
We are hopeful of a positive response from the LDP team and the Councillors of Formartine and emphasise that we want to enhance the existing local area.

[REDACTED]

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.



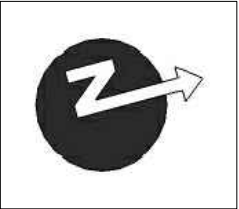
Site - Rashierieve OP1 (2Ha)

Scale 1:1250 @ A3

 Indicates Site Area

Date : 16/03/2018

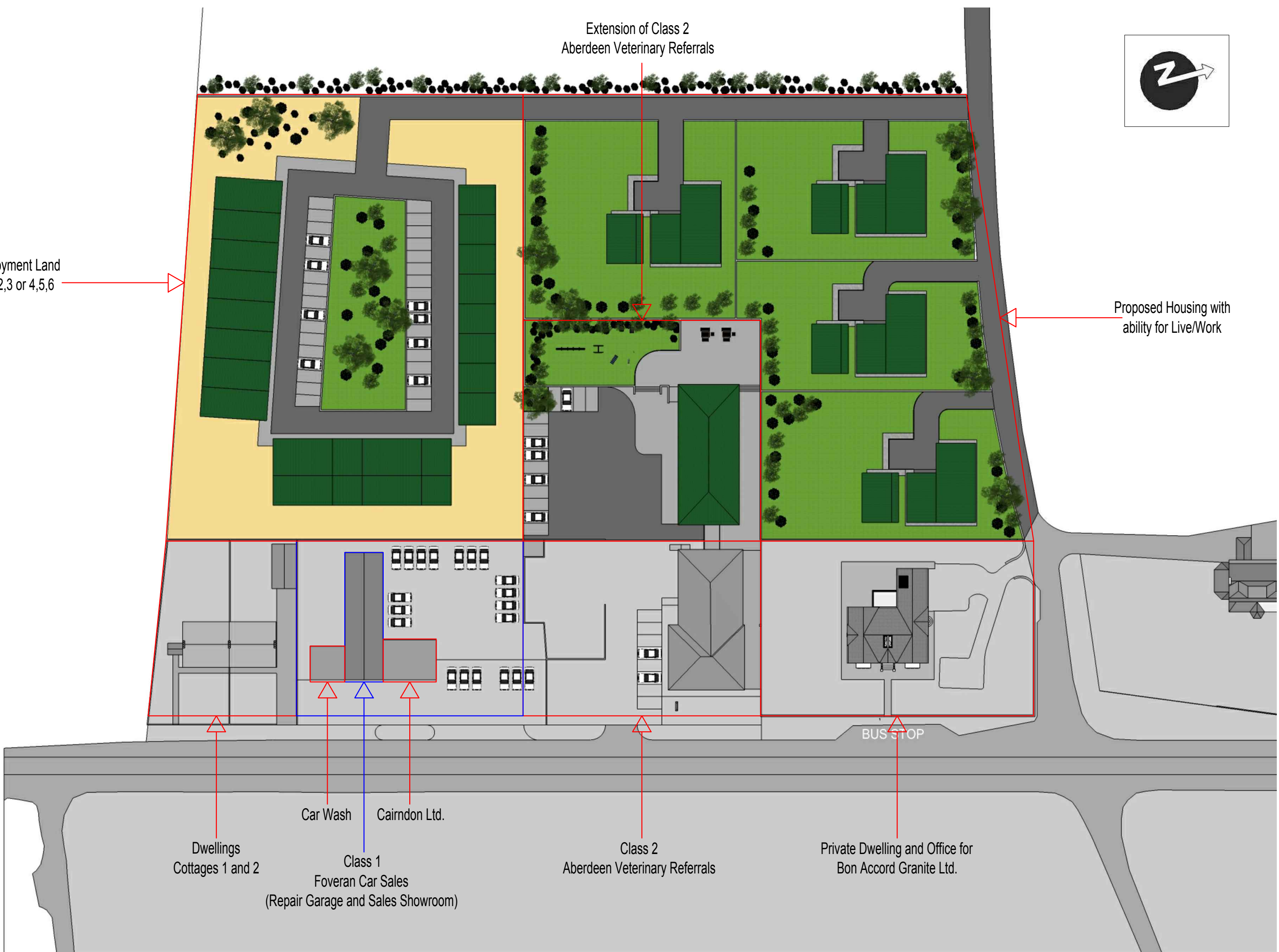




Extension of Class 2  
Aberdeen Veterinary Referrals

Proposed Employment Land  
Either Class 1,2,3 or 4,5,6

Proposed Housing with  
ability for Live/Work



Dwellings  
Cottages 1 and 2

Car Wash  
Class 1  
Foveran Car Sales  
(Repair Garage and Sales Showroom)

Cairndon Ltd.

Class 2  
Aberdeen Veterinary Referrals

Private Dwelling and Office for  
Bon Accord Granite Ltd.

BUS STOP

SITE OP 1  
(2Ha)

SITE  
SR1



SITE OP 1  
(2Ha)





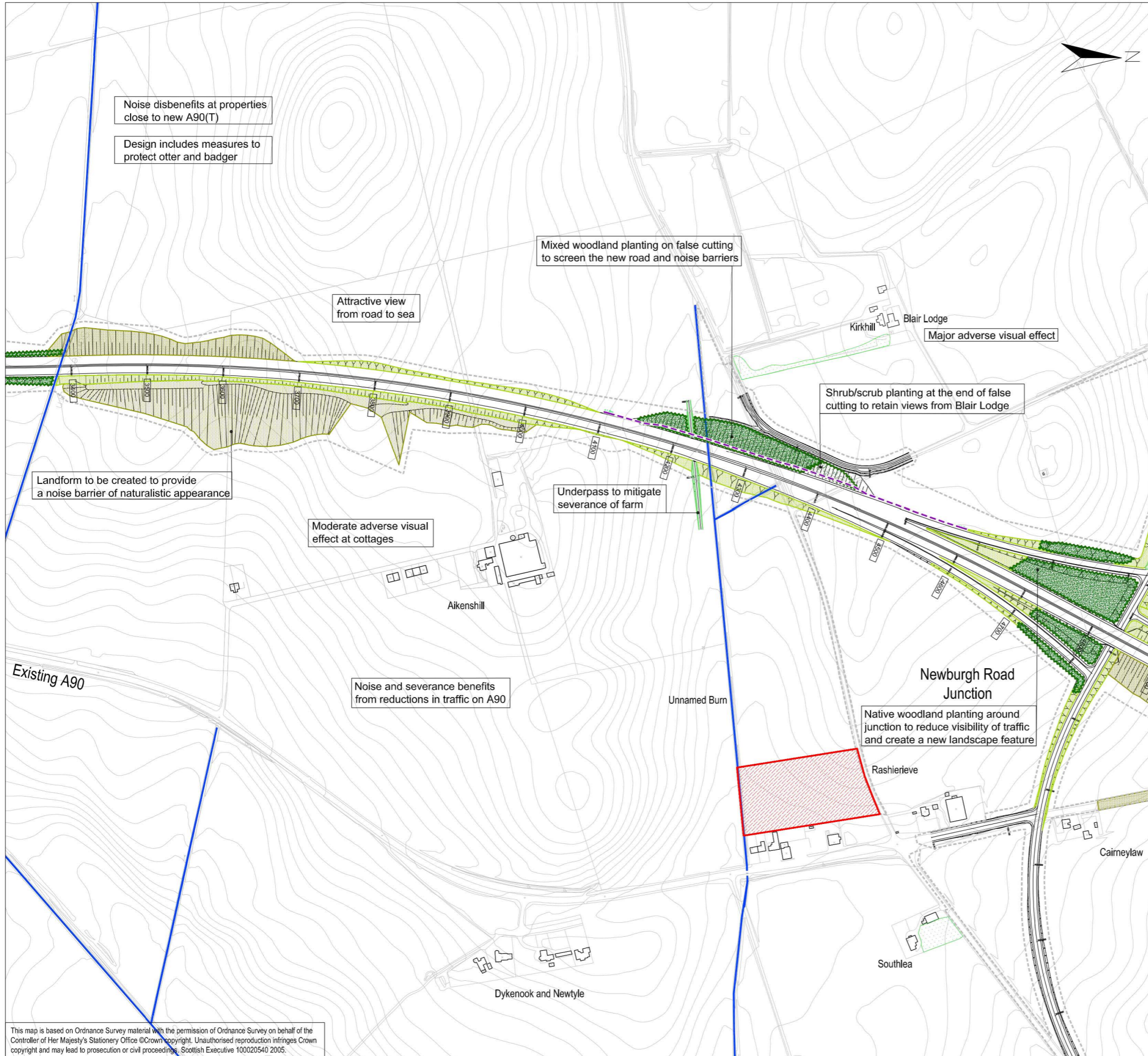
(2Ha)



SITE OP 1  
(2Ha)

BUS STOP





Noise disbenefits at properties close to new A90(T)  
 Design includes measures to protect otter and badger

Attractive view from road to sea

Mixed woodland planting on false cutting to screen the new road and noise barriers

Shrub/scrub planting at the end of false cutting to retain views from Blair Lodge

Landform to be created to provide a noise barrier of naturalistic appearance

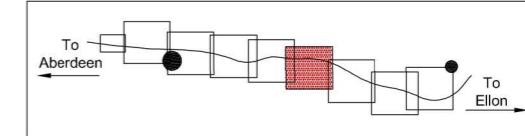
Moderate adverse visual effect at cottages

Underpass to mitigate severance of farm

Noise and severance benefits from reductions in traffic on A90

Native woodland planting around junction to reduce visibility of traffic and create a new landscape feature

Major adverse visual effect



**Key:**

- Existing woodland
- Watercourse
- Proposed CPO Line
- Individual / specimen tree planting
- Hedge
- Stone wall
- Noise barrier
- Native shrub / scrub planting
- Native woodland planting
- Screen woodland planting
- Agricultural seeding
- Wildflower seeding
- Low maintenance seeding
- Marginal and aquatic planting
- False cutting
- Embankments graded out for return to agriculture
- Scheduled Ancient Monument
- Listed Building

Drawn by: [redacted] Checked by: [redacted] Date: 08/07

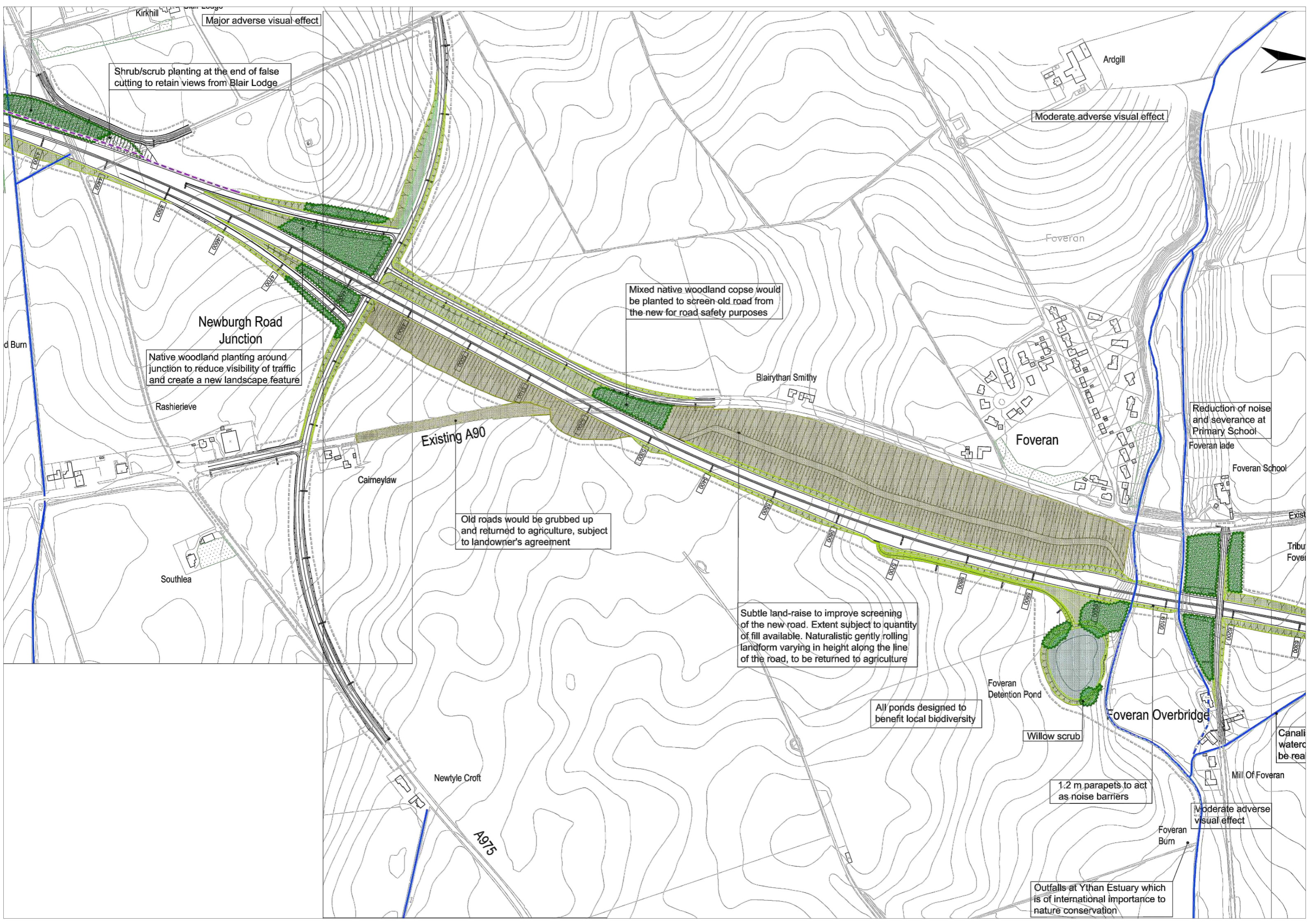
A90 Dualling - Balmedie to Tipperty

**Environmental Effects and Mitigation Measures**  
 Sheet 5 of 8

NTS Figure 2  
 Scale 1 : 5000 at A3



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office ©Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Scottish Executive 100020540 2005.



Major adverse visual effect

Shrub/scrub planting at the end of false cutting to retain views from Blair Lodge

Moderate adverse visual effect

Mixed native woodland copse would be planted to screen old road from the new for road safety purposes

Newburgh Road Junction

Native woodland planting around junction to reduce visibility of traffic and create a new landscape feature

Existing A90

Old roads would be grubbed up and returned to agriculture, subject to landowner's agreement

Subtle land-raise to improve screening of the new road. Extent subject to quantity of fill available. Naturalistic gently rolling landform varying in height along the line of the road, to be returned to agriculture

All ponds designed to benefit local biodiversity

Willow scrub

1.2 m parapets to act as noise barriers

Moderate adverse visual effect

Outfalls at Ythan Estuary which is of international importance to nature conservation

Reduction of noise and severance at Primary School

Foveran lade

Foveran School

Tribu Foveran

Canali waterc be rea

Mill Of Foveran

Foveran Burn

Foveran Overbridge

Foveran Detention Pond

Willow scrub

Willow scrub

Newtyle Croft

A975

Southlea

Rashierieve

Cairneylaw

Blairythar Smithy

Foveran

Foveran

Ardgill

Kirkhill

d Burn





# Drainage Assessment

Live/Work Units

Rashiereive

Near Foveran

April 2012

Issue 1



**FAIRHURST**







**CONTROL SHEET**CLIENT: 

PROJECT TITLE: Live/Work Units, Rashiereive, Near Foveran

REPORT TITLE: Drainage Assessment

PROJECT REF: 93148

**Issue and Approval Schedule:**

ISSUE 1	Name	Signature	Date
Prepared by			06/04/2012
Reviewed by			06/04/2012
Approved by			06/04/2012
Issue details	<b>Final</b>		

**Revision Record:**

Issue	Date	Status	Description	By	Chk	App
2						
3						
4						
5						
6						
7						
8						

This report has been prepared in accordance with procedure OP/P03 of W A Fairhurst and Partners' Quality Assurance System.

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Appendix C – Correspondence	10

## **Drainage Assessment**

This drainage assessment is prepared in accordance with the guidance given in the following documents:-

- Drainage Assessment – A guide for Scotland, produced by SEPA on behalf of the Sustainable Urban Drainage Scottish Working Party (SUDSWP), May 2005.
- Planning Advice Note (PAN) 61: Planning and Sustainable Urban Drainage Systems, issued by the Scottish Executive Development Department, July 2001.
- The SUDS Manual – (CIRIA C697).
- Sewers for Scotland, Second Edition, November 2007, published by WRc plc.

### **The Development Proposal**

██████████ proposes to develop eighteen live/work properties within a 3.4 hectare site located at OS Grid Reference NJ 9710 2230. The site is presently a green field and has not been used for any other purposes. The site is bounded to the north by Craigie Road, to the west by agricultural land, to the south by an existing watercourse and agricultural land and to the east by existing business properties which include Bon Accord Granite and Foveran Motors.

For details of the site location and the proposed drainage infrastructure please refer to the Drainage Layout, drawing number 93148/2000.

### **Existing Drainage**

The site is currently a green field site. The site at present has a high point located at the north west, Craigie Road boundary and falls at a steady grade approximately 1 in 125 to the southern boundary where the existing watercourse is located.

There are no existing foul or surface water sewers located within the site or within the vicinity of the site. It is assumed that there will be drainage which serves the existing business properties to the east of the site, however these systems are private and can not be used to drain this development.

There is an existing watercourse located along the southern boundary which flows west to east.

### **Site Conditions**

There has been no site investigation works undertaken on this site, however our experience within the vicinity of this site would suggest that the ground may contain a soft to firm sandy clay material which is not considered suitable for the use of surface water or foul soakaways.

A site investigation is to be carried out to confirm whether the above assumptions are correct.

### **Foul Drainage**

As there is currently no foul drainage network within the vicinity of the site, it is intended to provide a new private waste water treatment plant. It is proposed to locate the waste water treatment plant in the area of open space to the south of the site and discharge the effluent to the adjacent watercourse.

SEPA will have to be consulted in regard to the provision of the proposed waste water treatment plant and the discharge of the foul effluent into the adjacent watercourse and a license will be required for this activity under the Controlled Activities Regulations.

New gravity foul drains will be provided within the individual plots, these drains will connect into new gravity foul sewers which will be provided to serve this development. The proposed foul drainage will be located within the access roads, driveways and the areas of open space.

Foul drainage will be designed and installed in accordance with Sewers for Scotland, Second Edition, November 2007.

Individual plots will each be connected to the foul drainage via a disconnection chamber.

### **Surface Water Drainage**

Referring to Chapter 5 of The SUDS Manual (CIRIA C697), the surface water run-off will be dealt with as follows:-

The surface water run off from the roof of the proposed properties will be drained to new surface water drains which will be installed around the properties where required, this run off will pass through a stone filter trench prior to discharging into the proposed surface water drainage located within the proposed roads via a disconnection chamber.

The surface water run off from the proposed roads will shed to a series of trapped gullies located along the road channel at the required intervals. These gullies will gravitate to the proposed surface water drainage located within the proposed roads. The proposed surface water drainage will gravitate to the south east corner of the site and will be attenuated within a proposed extended detention basin. The surface water from the extended detention basin will then discharge at a controlled rate into the adjacent watercourse which runs west to east along the southern boundary of the site.

### **Treatment**

The run off from the proposed properties will drain through the stone filled filter trenches located beneath the driveways of each property, this run off will also be attenuated within the proposed extended detention basin. These measures will provide a minimum of two levels of treatment for this portion of the run off.

The run off from the proposed roads will be attenuated within the proposed extended detention basin, this measure will provide one level of treatment to this surface water run off. Due to this development being less than fifty properties only one level of treatment is being provided for the roads. This is in accordance with current SEPA guidelines.

### **Hydraulic Control**

In accordance with the Drainage Assessment Guide, the rate and volume of the surface water run off from the post development situation should not exceed the surface water run off from the existing green field site.

We have calculated the ten year green field run off from the site to be 14.0 litres per second. Refer to the attached calculation sheet for details. This discharge rate is to be agreed with Aberdeenshire Council.

Run off from the site will be attenuated within the proposed extended detention basin which will discharge the surface water into the adjacent watercourse along the southern boundary of the site at a controlled rate not exceeding the pre development run off rate.

As part of the detailed design of the proposed extended detention basin, sensitivity testing has been carried out to assess the flood risk for rainfall events up to and including the 200 year rainfall event and site levels will be set in order to prevent water affecting any property or restricting access for emergency vehicles.

### **Maintenance**

The adoption and maintenance of the proposed foul and surface water sewers along with the adoption and maintenance of the proposed extended detention basin will be subject to a Section 7 agreement between Scottish Water and Aberdeenshire Council's Roads Department.

The roads gullies will be adopted and maintained by Aberdeenshire Council's Roads Department, this will be approved by them as part of the Roads Construction Consent process.

Drainage within the house plots, including the contained stone filled filter trenches and disconnection chambers will remain private and will be owned and maintained by the individual house owners.

The proposed waste water treatment plant will be privately owned and will be maintained in accordance with the terms of the CAR licence.

### **Construction Phase SUDS**

A method statement, detailing the surface water management strategy for the construction phase will be prepared by the contractor for approval prior to the commencement of the works on site.

The surface water management strategy will incorporate the following measures to prevent the surface water run off from the construction works discharging direct to the water environment.

- Localised interception of surface water runoff – Temporary ditches or channels around the area of works would provide this. Check dams or silt traps can be provided to encourage the settlement of silt.

- Protection of permanent drainage system – Surface water run off from construction areas will, where practicable, not be drained to the permanent drainage system. This will prevent silt and other construction debris from building up in the system. Where the use of the permanent system cannot be avoided then the system will need to be thoroughly cleaned on the completion of the construction phase.



**Appendix A - Drawings**

- 93148/0001      Location Plan
- 93148/2000      Conceptual Drainage Layout

Do not scale from this drawing.



GRID REFERENCE: NJ 971 223 GB

Rev.	Date	Description	Drawn	Checked	Approved
------	------	-------------	-------	---------	----------

Project Title:  
**LIVE/WORK UNITS  
 FOVERAN,  
 NEAR NEWBURGH**

Drawing Title:  
**LOCATION PLAN**

# FAIRHURST

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Scale at A4:  
**1:2000**

Drawn:           

Date: **14/12/11**

Drawing No.: **93148/0001**

Status:  
**For Information**

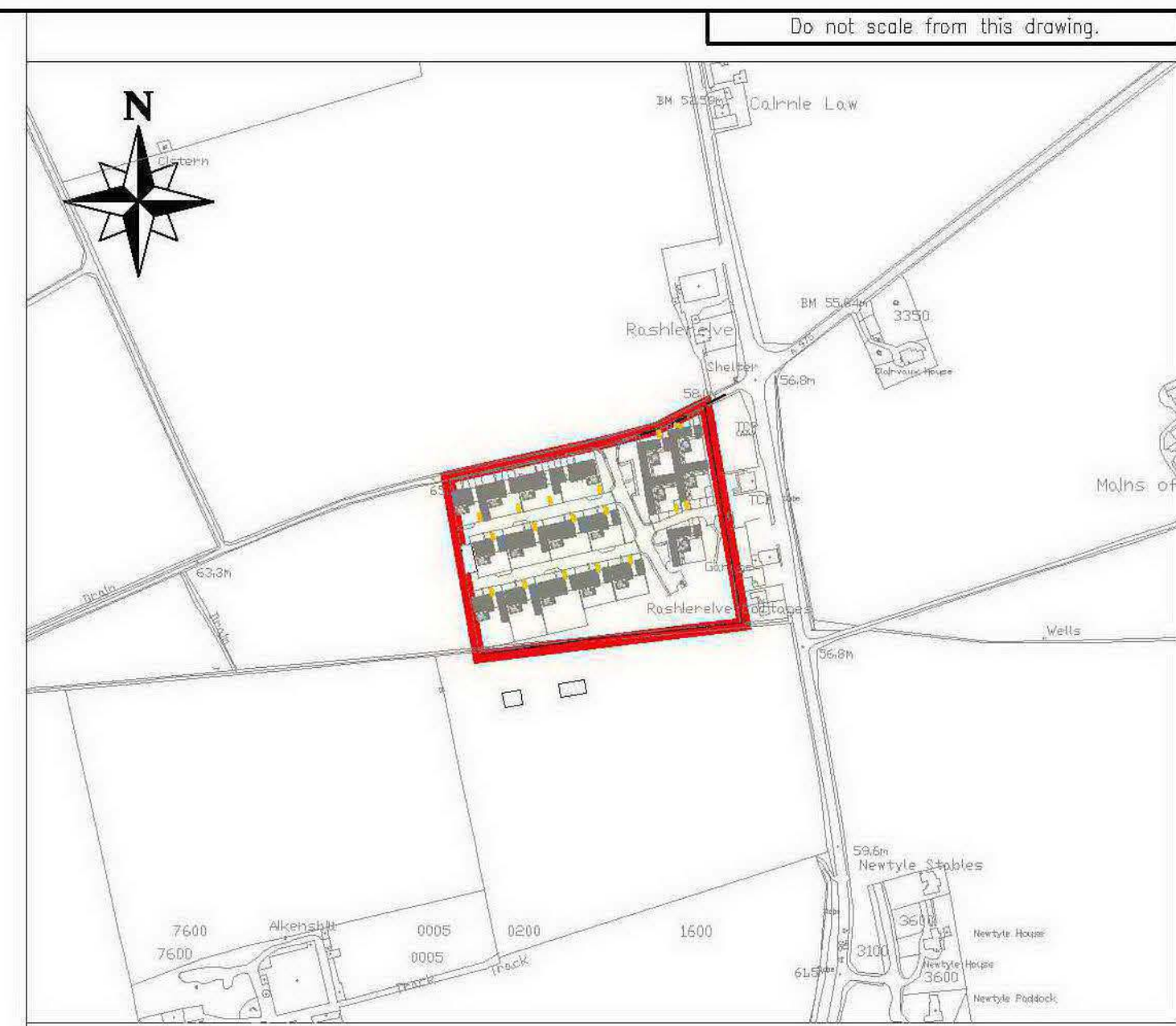
Checked:           

Date: **14/12/11**

Approved:           

Date: **14/12/11**

Revisions: **—**



**SITE LOCATION PLAN**  
Scale 1:5000

- NOTES**
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE DRAINAGE ASSESSMENT DOCUMENT.
  2. ALL PROPOSED SEWERS WILL BE ADOPTED BY SCOTTISH WATER. ALL SEWERS SHOULD BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND 2.
  3. THE PROPOSED EXTENDED DETENTION BASIN WILL BE ADOPTED AND MAINTAINED BY SCOTTISH WATER, THIS SHOULD ALSO BE CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR SCOTLAND 2.
  4. PRIOR TO A DETAILED DESIGN BEING UNDERTAKEN FOR THE SEWERS OR ROADS A TOPOGRAPHICAL SURVEY WOULD BE REQUIRED, A DETAILED SURVEY OF THE EXISTING WATERCOURSE WILL BE REQUIRED AS PART OF THE TOPOGRAPHICAL SURVEY.
  5. PLEASE NOTE THAT THE LOCATION OF THE PROPOSED STONE FILLED FILTER TRENCHES ARE INDICATIVE ONLY.

- LEGEND**
- PROPOSED FOUL SEWER
  - PROPOSED SURFACE WATER SEWER
  - EXISTING WATERCOURSE
  - MINIMUM 15m BETWEEN PLOT BOUNDARY AND THE WWTP

THIS REGISTER IS A NON-EXHAUSTIVE LIST OF RESIDUAL HAZARDS RELATING TO THE WORKS SHOWN ON THIS DRAWING THAT HAVE BEEN IDENTIFIED DURING THE DESIGN STAGE

SIGNIFICANT RESIDUAL HAZARDS	DETAILS
EXISTING UTILITIES SERVICES	REFER TO UTILITIES RECORDS AND LOCATE SERVICES ON SITE.
WORKING IN EXISTING CARRIAGEWAY	DRAINAGE WORKS IN EXISTING ROADS WILL REQUIRE APPROPRIATE TRAFFIC AND PEDESTRIAN MANAGEMENT. ACCESS IS TO EXISTING PROPERTIES IS TO BE MAINTAINED DURING WORKS.
EXISTING WATERCOURSE	EXISTING FLOWS IN WATERCOURSES TO BE CONSIDERED AND DEALT WITH AS NECESSARY.

Rev.	Date	Description	Drawn	Checked	Approved

Notes:

Client: [REDACTED]

Project Title:  
**LIVE/WORK UNITS  
RASHIEREIVE  
NEAR FOVERAN  
ABERDEENSHIRE**

Scale of All:  
**1:250**

Status:  
**Planning**

Drawing Title:  
**CONCEPTUAL DRAINAGE  
LAYOUT**

Date:  
**06/04/12**

Revision:  
**93148/2000**

**FAIRHURST**

Scale of All:  
**1:250**

Status:  
**Planning**

Drawn: [REDACTED]    Checked: [REDACTED]    Approved: [REDACTED]

Date:  
**06/04/12**

Revision:  
**93148/2000**

**Appendix B - Calculations**

- Pre-development Surface Water Run-off calculations.
- 10 year Rainfall Event Calculations for the Extended Detention Basin
- 30 year Rainfall Event Calculations for the Extended Detention Basin
- 200 year Rainfall Event Calculations for the Extended Detention Basin

CONSULTING STRUCTURAL ENGINEERS Bon Accord Granite Live/Work Units Foveran, Near Newburgh Pre-development Run-off Calculation	PROJECT		JOB No.	93148	Calculated by	
			SHEET No.	1	Checked by	
			DATE	15/12/11		

To establish Winter Rain Acceptance Potential (WRAP) for site from site investigation results

From FSR Clause 4

- A Drainage group:
- B Depth to impermeable layers:
- C Permeability group:
- D Slope:

From Table 4.5 of FSR a WRAP of 3 is obtained.

**Establish Pre-development Peak Surface Water Run-off**

The following formula is used to calculate the peak flow in m<sup>3</sup>/s :-

$$Q_{BARrural} = 0.00108 \times Area^{0.89} \times SAAR^{1.17} \times SOIL^{2.17}$$

where, AREA is the Gross Area in km<sup>2</sup> = 3.500 ha / 100 = 0.03500 km<sup>2</sup>  
 SAAR for Aberdeen = 775  
 SOIL is factor for WRAP value. For WRAP of 3, SOIL is 0.30

$$\begin{aligned} Q_{BARrural} &= 0.00108 \times 0.03500^{0.89} \times 775^{1.17} \times 0.30^{2.17} \\ &= 0.00108 \times 0.05061 \times 2401.50 \times 0.07334 \\ &= 0.00963 \text{ m}^3/\text{s} \\ &= 9.63 \text{ l/s} \end{aligned}$$

Apply Regional Growth Factors from Table 1(2.39) of FSSR 14

Site is in Region 1 (Fig. 2.4), therefore Factors are:

10 year event is 1.45, therefore 10 year pre-development Run-off =	9.63	x	1.45	=	13.96	l/s
30 year event is 1.90, therefore 30 year pre-development Run-off =	9.63	x	1.90	=	18.30	l/s
100 year event is 2.60, therefore 100 year pre-development Run-off =	9.63	x	2.60	=	25.04	l/s
200 year event is 2.81, therefore 200 year pre-development Run-off =	9.63	x	2.81	=	27.06	l/s

93148  
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Foveran



Date 10/04/2012 11:03  
File 93148 - Basin - 10 April 201...

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Micro Drainage

Source Control W.12.6

Summary of Results for 10 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Winter	98.964	0.564	10.2	155.9	O K
30 min Winter	99.095	0.695	11.4	210.5	O K
60 min Winter	99.216	0.816	12.4	268.2	O K
120 min Winter	99.322	0.922	13.2	323.8	O K
180 min Winter	99.369	0.969	13.5	350.6	O K
240 min Winter	99.393	0.993	13.7	364.8	O K
360 min Winter	99.419	1.019	13.9	380.0	O K
480 min Winter	99.430	1.030	14.0	386.6	O K
600 min Winter	99.430	1.030	14.0	387.0	O K
720 min Winter	99.425	1.025	13.9	383.8	O K
960 min Winter	99.405	1.005	13.8	371.5	O K
1440 min Winter	99.347	0.947	13.4	338.3	O K
2160 min Winter	99.254	0.854	12.7	287.7	O K
2880 min Winter	99.166	0.766	12.0	243.7	O K
4320 min Winter	99.017	0.617	10.7	177.1	O K
5760 min Winter	98.903	0.503	9.5	132.8	O K
7200 min Winter	98.817	0.417	8.6	103.4	O K
8640 min Winter	98.752	0.352	7.8	83.3	O K
10080 min Winter	98.702	0.302	7.2	68.9	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
15 min Winter	46.876	22
30 min Winter	32.347	36
60 min Winter	21.467	66
120 min Winter	13.919	122
180 min Winter	10.739	178
240 min Winter	8.918	230
360 min Winter	6.851	286
480 min Winter	5.677	364
600 min Winter	4.905	444
720 min Winter	4.352	518
960 min Winter	3.602	668
1440 min Winter	2.758	956
2160 min Winter	2.111	1364
2880 min Winter	1.746	1760
4320 min Winter	1.335	2472
5760 min Winter	1.104	3176
7200 min Winter	0.952	3896
8640 min Winter	0.844	4584
10080 min Winter	0.762	5336



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Foveran



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Micro Drainage

Source Control W.12.6

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	10	Cv (Summer)	0.750
Region	Scotland and Ireland	Cv (Winter)	0.840
M5-60 (mm)	15.000	Shortest Storm (mins)	15
Ratio R	0.260	Longest Storm (mins)	10080
Summer Storms	No	Climate Change %	+20

Time / Area Diagram

Total Area (ha) 1.651

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.000	4-8	1.651

93148

Live/Work Units

Foveran



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### Model Details

Storage is Online Cover Level (m) 100.000

### Tank or Pond Structure

Invert Level (m) 98.400

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	175.0	2.800	900.0	5.600	900.0	8.400	900.0
0.400	315.0	3.200	900.0	6.000	900.0	8.800	900.0
0.800	495.0	3.600	900.0	6.400	900.0	9.200	900.0
1.200	690.0	4.000	900.0	6.800	900.0	9.600	900.0
1.600	900.0	4.400	900.0	7.200	900.0	10.000	900.0
2.000	900.0	4.800	900.0	7.600	900.0		
2.400	900.0	5.200	900.0	8.000	900.0		

### Orifice Outflow Control

Diameter (m) 0.082 Discharge Coefficient 0.600 Invert Level (m) 98.400



93148  
Live/Work Units  
Foveran



Date 10/04/2012 11:03  
File 93148 - Basin - 10 April 201...

Designed by [Redacted]  
Checked by [Redacted]

Micro Drainage

Source Control W.12.6

Summary of Results for 30 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m³)	Status
15 min Winter	99.066	0.666	11.1	197.8	O K
30 min Winter	99.220	0.820	12.4	270.2	O K
60 min Winter	99.361	0.961	13.5	346.2	O K
120 min Winter	99.482	1.082	14.3	419.0	O K
180 min Winter	99.539	1.139	14.7	455.5	O K
240 min Winter	99.569	1.169	14.9	475.8	O K
360 min Winter	99.595	1.195	15.1	493.7	O K
480 min Winter	99.609	1.209	15.2	503.4	O K
600 min Winter	99.612	1.212	15.2	505.6	O K
720 min Winter	99.609	1.209	15.2	503.2	O K
960 min Winter	99.590	1.190	15.0	490.4	O K
1440 min Winter	99.534	1.134	14.7	452.3	O K
2160 min Winter	99.437	1.037	14.0	390.9	O K
2880 min Winter	99.342	0.942	13.3	335.4	O K
4320 min Winter	99.175	0.775	12.0	247.9	O K
5760 min Winter	99.041	0.641	10.9	186.8	O K
7200 min Winter	98.936	0.536	9.9	144.8	O K
8640 min Winter	98.854	0.454	9.0	115.5	O K
10080 min Winter	98.790	0.390	8.3	94.7	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
15 min Winter	59.217	22
30 min Winter	41.192	36
60 min Winter	27.319	66
120 min Winter	17.593	122
180 min Winter	13.503	180
240 min Winter	11.167	234
360 min Winter	8.525	300
480 min Winter	7.031	374
600 min Winter	6.051	452
720 min Winter	5.352	530
960 min Winter	4.407	680
1440 min Winter	3.350	972
2160 min Winter	2.546	1388
2880 min Winter	2.094	1788
4320 min Winter	1.589	2552
5760 min Winter	1.305	3240
7200 min Winter	1.120	3960
8640 min Winter	0.989	4664
10080 min Winter	0.890	5344

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Live/Work Units  
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Micro Drainage

Source Control W.12.6

### Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	30	Cv (Summer)	0.750
Region	Scotland and Ireland	Cv (Winter)	0.840
M5-60 (mm)	15.000	Shortest Storm (mins)	15
Ratio R	0.260	Longest Storm (mins)	10080
Summer Storms	No	Climate Change %	+20

### Time / Area Diagram

Total Area (ha) 1.651

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.000	4-8	1.651

93148  
Live/Work Units  
Foveran



Date 10/04/2012 11:03  
File 93148 - Basin - 10 April201...

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Micro Drainage

Source Control W.12.6

### Model Details

Storage is Online Cover Level (m) 100.000

### Tank or Pond Structure

Invert Level (m) 98.400

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	175.0	2.800	900.0	5.600	900.0	8.400	900.0
0.400	315.0	3.200	900.0	6.000	900.0	8.800	900.0
0.800	495.0	3.600	900.0	6.400	900.0	9.200	900.0
1.200	690.0	4.000	900.0	6.800	900.0	9.600	900.0
1.600	900.0	4.400	900.0	7.200	900.0	10.000	900.0
2.000	900.0	4.800	900.0	7.600	900.0		
2.400	900.0	5.200	900.0	8.000	900.0		

### Orifice Outflow Control

Diameter (m) 0.082 Discharge Coefficient 0.600 Invert Level (m) 98.400

93148  
Live/Work Units  
Foveran



Date 10/04/2012 11:04  
File 93148 - Basin - 10 April 201...

Designed by  
Checked by

Micro Drainage

Source Control W.12.6

Summary of Results for 200 year Return Period (+20%)

Storm Event	Max Level (m)	Max Depth (m)	Max Control (l/s)	Max Volume (m <sup>3</sup> )	Status
15 min Winter	99.275	0.875	12.8	298.4	O K
30 min Winter	99.476	1.076	14.3	415.2	O K
60 min Winter	99.655	1.255	15.5	535.9	O K
120 min Winter	99.806	1.406	16.4	650.3	O K
180 min Winter	99.879	1.479	16.8	709.7	O K
240 min Winter	99.920	1.520	17.1	744.9	O K
360 min Winter	99.959	1.559	17.3	779.0	O K
480 min Winter	99.970	1.570	17.4	788.5	O K
600 min Winter	99.977	1.577	17.4	794.4	O K
720 min Winter	99.977	1.577	17.4	794.2	O K
960 min Winter	99.963	1.563	17.3	781.8	O K
1440 min Winter	99.909	1.509	17.0	735.3	O K
2160 min Winter	99.809	1.409	16.4	652.6	O K
2880 min Winter	99.706	1.306	15.8	572.9	O K
4320 min Winter	99.513	1.113	14.5	438.5	O K
5760 min Winter	99.346	0.946	13.4	337.5	O K
7200 min Winter	99.207	0.807	12.3	263.3	O K
8640 min Winter	99.092	0.692	11.3	209.1	O K
10080 min Winter	98.998	0.598	10.5	169.3	O K

Storm Event	Rain (mm/hr)	Time-Peak (mins)
15 min Winter	88.657	22
30 min Winter	62.530	37
60 min Winter	41.427	66
120 min Winter	26.365	124
180 min Winter	20.055	182
240 min Winter	16.467	238
360 min Winter	12.435	346
480 min Winter	10.171	436
600 min Winter	8.697	474
720 min Winter	7.649	552
960 min Winter	6.244	708
1440 min Winter	4.688	1012
2160 min Winter	3.519	1436
2880 min Winter	2.867	1848
4320 min Winter	2.145	2640
5760 min Winter	1.744	3352
7200 min Winter	1.484	4104
8640 min Winter	1.301	4760
10080 min Winter	1.164	5448



93148  
Live/Work Units  
Foveran



Date 10/04/2012 11:04  
File 93148 - Basin - 10 April 201...

Designed by [Redacted]  
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Micro Drainage

Source Control W.12.6

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	200	Cv (Summer)	0.750
Region	Scotland and Ireland	Cv (Winter)	0.840
M5-60 (mm)	15.000	Shortest Storm (mins)	15
Ratio R	0.260	Longest Storm (mins)	10080
Summer Storms	No	Climate Change %	+20

Time / Area Diagram

Total Area (ha) 1.651

Time (mins)	Area (ha)	Time (mins)	Area (ha)
0-4	0.000	4-8	1.651

93148  
Live/Work Units  
Foveran



Date 10/04/2012 11:04  
File 93148 - Basin - 10 April 201...

Designed by [REDACTED]  
Checked by [REDACTED]

Micro Drainage

Source Control W.12.6

### Model Details

Storage is Online Cover Level (m) 100.000

### Tank or Pond Structure

Invert Level (m) 98.400

Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )	Depth (m)	Area (m <sup>2</sup> )
0.000	175.0	2.800	900.0	5.600	900.0	8.400	900.0
0.400	315.0	3.200	900.0	6.000	900.0	8.800	900.0
0.800	495.0	3.600	900.0	6.400	900.0	9.200	900.0
1.200	690.0	4.000	900.0	6.800	900.0	9.600	900.0
1.600	900.0	4.400	900.0	7.200	900.0	10.000	900.0
2.000	900.0	4.800	900.0	7.600	900.0		
2.400	900.0	5.200	900.0	8.000	900.0		

### Orifice Outflow Control

Diameter (m) 0.082 Discharge Coefficient 0.600 Invert Level (m) 98.400

**Appendix C - Correspondance**

- DIA Response from Scottish Water dated 30<sup>th</sup> December 2011



30<sup>th</sup> December 2011

[REDACTED]  
W A Fairhurst & Partners  
[REDACTED]

SCOTTISH WATER

Customer Connections  
[REDACTED]  
[REDACTED]

Dear [REDACTED]

**Foveran, Near Ellon  
Development Enquiry Application  
Your Ref: N/A  
Our Ref: 598719**

**Please quote our reference in all future correspondence**

Thank you for your DIA Form regarding the above proposed 18 unit residential development. Following an assessment of our assets I can now confirm that at this present time:

**Water:** There is sufficient capacity in the Invercarnie Water Treatment Works and also the local network to service the demands from your development.

Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require private pumping arrangements installed, subject to compliance with the current water byelaws.

**Wastewater:** There is no wastewater infrastructure in the vicinity of your development.

However, it is important to note that Scottish Water is unable to reserve capacity and connections to the water & wastewater networks can only be granted on a first come first served basis. For this reason we may have to review our ability to serve the development on receipt of an application to connect.

You will be required to seek technical approval for your water & wastewater infrastructure from our technical design team. The relevant application/connection forms are available on our website at [www.scottishwater.co.uk](http://www.scottishwater.co.uk), please complete them and return to the above address together with all relevant documentation. You will also find many useful guides on Scottish Water processes including a step by step guide to filling out the necessary forms.



I trust that the above is acceptable however, if you have any questions relating to the above do not hesitate to contact me at the above address.

Yours sincerely



Customer Connections Administrator



**Scottish Water Disclaimer:**

*"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."*

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Glasgow	Watford
Inverness	Wellesbourne

**FAIRHURST**

# Baseline Ecological Survey Report

Site west of Bon Accord Granite

[REDACTED]  
Grid ref: NJ 972 223

[REDACTED]  
March 2012



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## Introduction

This survey was carried as part of Aberdeenshire Council's planning requirements for the Rashiereive live/work units, Foveran, Newburgh.

The proposed work is to erect 18 live/work units along with a new road adjacent to Bon Accord Granite.

The overall site was approximately 3.4 ha which was largely, recently sown, crop. A smaller area within this (approximately 1 ha) had been left fallow. The site was bounded to the north by a road, to the east by a concrete wall next to existing buildings, to the south by a burn and to the west was a continuation of the arable field.

## Methods

A desk study was carried out to assess whether there are existing records of notable habitats or protected species in the area using National Biodiversity Network (NBN) records and the owner was asked about any sightings at the property. Maps were examined for information relating to habitat, degree of isolation, proximity to woodland and watercourses.

The site was examined on 1st March from 10am till 12 noon by 2 ecologists. A phase 1 survey was carried out as per JNCC guidance (JNCC, 2010) to assess the quality of the site in terms of vegetation and habitat. Plant species were recorded in the grassland areas and this data was run through the computer programme 'Tablefit' which matches the data to the most likely National Vegetation Community type. The Tablefit manual (Hill, 1996) can be accessed on-line for a fuller explanation.

All parts of the site were walked over. All animals were recorded where present, along with signs such as droppings, tracks and nests.

The potential of the site in terms of wildlife was also assessed.

## Constraints of the study

The survey was carried out in March which is outwith the optimal time of year for assessing flowering plants. However, there was only a small area currently not put to crop, which is normally and has recently been arable and is therefore unlikely to support many species associated with long established grassland.

Water voles are more active during the summer months, but it is arguably easier to find signs of water voles earlier in the year before the vegetation becomes too dense (see Council guidance) and otters are active throughout the year.

## Results

### *Desk Study*

#### **Protected Species**

There are a number of protected species which have been recorded by NBN in the 10km square NJ92 and are listed below.

#### Terrestrial mammals

European Protected Species recorded by NBN in NJ 92, protected under the [Conservation \(Natural Habitats, &c.\) Regulations 1994 \(as amended\)](#);

*Lutra lutra* (**Otter**) had been recorded on the Foveran burn at a number of locations, the nearest being approximately 2km from the site (as the crow flies). These records were fairly old, the most recent being 1991.

*Pipistrellus pipistrellus* (**Common pipistrelle bat**) has been recorded at Foveran (approximately 1km from the site). There are also records of *Myotis Daubentonii* (**Daubenton's bat**) and an unidentified *Chiroptera* (**Bat**) within NJ 92.

Species protected recorded by NBN in NJ 92, protected under the [Wildlife and Countryside Act 1981 \(as amended\)](#);

*Arvicola amphibious* (**Water vole**) were recorded at a number of locations, the nearest being approximately 2km from the site (as the crow flies). These records were very old (1965) and may not represent the current status.

*Neomys fodiens* (**Water shrew**) have been found at 2 locations within NJ 92, the nearest being at Foveran, 2km from the site, but this was recorded in 1967 and therefore may not be representative of its current status.

*Sciurus vulgaris* (**Red squirrel**) has been recorded approximately 6km from the site.

*Sorex minutus* (**Pygmy shrew**) have been recorded at a number of locations north of Tippetty, approximately 7km from the site, but again, these records all predate 1980.

*Sorex araneus* (**Common shrew**) again have a number of records with the 10km square, the nearest being approximately 2km from the site and, again, recorded c.1980.

## Birds

It is an offence to take, damage, destroy or interfere with a nest of any wild bird whilst it is in use or being built (or at any time if it is a schedule 1A bird). Therefore any bird while nesting is protected but the following species found in this area have additional protection.

Schedule 1A birds recorded in NJ92 in the NBN database include:		
Merlin	Snow bunting	Whooper swan
Peregrine	Fieldfare	Ruff
Barn owl	Brambling	Redwing
Quail		

It is unlikely that any of these birds could breed at this site as they are either winter migrants, captive release birds or the conditions on site do not provide their nesting requirements. There are no trees or buildings on the site.

**Birds of prey** recorded by NBN in NJ 92 include merlin, peregrine, sparrowhawk, buzzard, kestrel, tawny owl, barn owl, long eared owl and short eared owl. The site does not provide nesting opportunities for these species although they may well use it for hunting.

**Swans and geese** recorded by NBN include mute and whooper swans. A wide range of geese are recorded due to the square including the Ythan estuary: greylag, pink footed, white fronted, snowgoose, barnacle and Canada goose. They may use the field for feeding.

**Other birds.** All the common farmland birds are recorded in the square. Swifts, lapwings, dippers and water rail are also recorded.

## Amphibians and Reptiles

NBN does not list any records of protected species within this group.

## Flowering plants

NBN does not list any records of protected species within this group.

The owner had not seen anything of interest at the site.

## Proximity to mapping features and Protected Sites

The site is situated in a very open landscape with few woodland habitats or even individual trees. It is very poorly connected in terms of hedges or other wildlife corridors. The site is however connected by drains to the nearby coast and to other drains associated with the Foveran burn.

The site is close to a number of protected sites;  
SSSI – Sands of Forvie and Ythan Estuary – notified for maritime habitat and sea birds.  
SPA - Buchan Ness to Collieston Coast – designated for sea birds  
SPA – Ythan Estuary, Sands of Forvie and Meikle Loch – designated for sea birds and lapwings  
SAC – Sands of Forvie – designated for maritime habitat and geology  
Ramsar – Ythan Estuary and Meikle loch – designated for sea birds

### The Survey

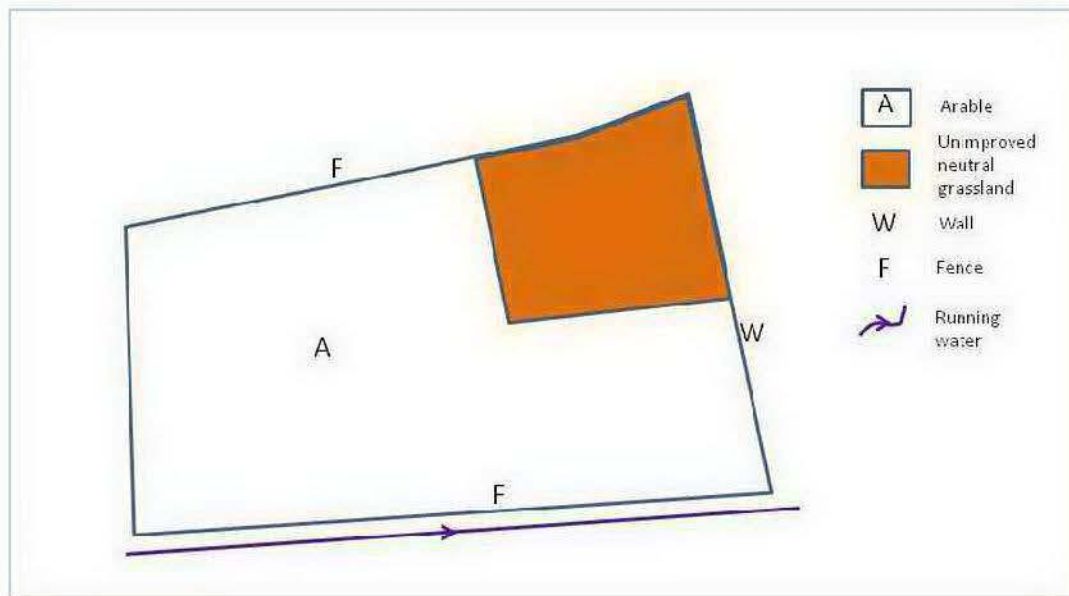
Figure 1. Site location





Phase 1 survey

Figure 2. Phase 1 Survey map



Bird Survey

The following birds were recorded during the visit:

<b>Birds of Conservation Concern red list</b>	
Skylark	Singing over eastern end of the field
Grey partridge	A pair feeding in the field
House sparrow	A flock associated with the nearby house/buildings
Yellowhammer	Calling and signing from a gorse bush on edge of site
<b>Birds of Conservation Concern amber list</b>	
Pink footed goose	Three small flocks flying in various directions
<b>Other birds</b>	
Buzzard	Calling during flight over fields to west of site
Carrion crow	Feeding in field to west
Rook	Small flock of 9 feeding in field to west
Chaffinch	Calling from garden to east of site
Wood pigeon	A flock of about 30 in field to south west

There is very little cover for any birds on the site. There are a handful of gorse bushes along the burn which the yellowhammer and grey partridges were utilising. The skylark's territory includes the site to be developed, so it may nest in the field. This is the only species likely to use the development site for breeding.

### Vegetation recorded on grassland and NVC classification

Species	Abundance (using DAFOR scale)
<i>Agrostis capillaris</i>	F
<i>Bellis perennis</i>	R
<i>Cerastium fontanum</i>	R
<i>Chamerion angustifolium</i>	R
<i>Cirsium palustre</i>	R
<i>Cirsium arvense</i>	R
<i>Cirsium vulgare</i>	R
<i>Dactylis glomerata</i>	F
<i>Eurynchium praelongum</i>	A
<i>Heracleum sphondylium</i>	R
<i>Holcus lanatus</i>	F
<i>Juncus effusus</i>	O
<i>Poa pratensis</i>	O
<i>Ranunculus repens</i>	R
<i>Senecio jacobaea</i>	R
<i>Trifolium repens</i>	R
<i>Tussilago farfara</i>	R

Tablefit results showed no real affinity to any NVC Classification with the nearest class being only 36% good fit, which is perhaps unsurprising given that this has been fallow for only a short while.

### Mammals associated with the grassland

Whilst walking over this area 2 Brown hares were flushed out. There were numerous vole holes and runs throughout the area. There was a track used by Roe deer as indicated by the presence of droppings.

### Vegetation associated with the burn (this was adjacent to, but outwith the area of the proposal).

The ditch had steep sided banks with little vegetative buffer to the north side between the ditch and the arable field, but had a 4m strip of rank grass on the south side of the ditch, forming an effective wildlife corridor.

The banks were grassy, predominately *Holcus lanatus* (**Yorkshire fog**) with occasional *Rumex obtusifolium* (**Broad leaved dock**) and *Urtica dioica* (**Nettle**). There were patches of *Ulex europaeus* (**Gorse**) in some areas which served as places of refuge for rabbits. Rabbit droppings were found associated with these, but they could be utilised by otters. *Ranunculus repens* (**Creeping buttercup**), *Rumex acetosa* (**Common sorrel**), *Galium saxatile* (**bedstraw**), *Juncus effusus* (**Soft rush**) and *Anthriscus sylvestris* (**Cow parsley**) were found occasionally.

The burn itself had shallow running water (6") and appeared to be iron rich. There were areas which were vegetated with *Rorippa nasturtium-aquaticum* (**Water cress**), *Veronica beccabunga* (**Brooklime**) and *Glyceria fluitans* (**Floating sweet grass**), with occasional *Agrostis stolonifera* (**Creeping bent**). Those areas which were not vegetated had a stony substrate where the water was faster flowing and a muddy substrate in the slower moving stretches.

#### Animals associated with the burn

There were numerous rabbit holes and animal paths across the burn and along the banks.

The long grass at the field margins and alongside the burn showed extensive use by field/bank voles in the form of runs in the vegetation. There were large numbers of holes associated with small mammals all along the banks. None appeared to have closely cut vegetation around the holes, suggesting that they were probably not water voles. The runs were extensive and used the whole of the south side of the bank, with entrances at various heights along the bank. Some of the holes had fans of spoil at the entrance, indicating rat usage (Bang & Dahlstrom, 2001). A five toed hind footprint was seen at NJ 96996 22235 which could have belonged to either a water vole or a rat as it is difficult to distinguish between the two (Bang & Dahlstrom, 2001) but a carcass of a rat was found along the burn near the garage. The body of evidence therefore suggests the presence of rat rather than water vole.

An otter print and sprainted stone were found on the burn with indications of an animal path running north/south across the burn. The spraint was old. The predominant animal path follows the line of the burn in an east/west orientation.

Fox (*Vulpes vulpes*) droppings were seen on the southern side of the bank.

A number of blackbird feathers were found associated with a kill, most likely by a sparrowhawk.

An owl pellet was found at the base of one of the fence posts adjacent to the burn, most likely from a tawny owl.

A mole (*Talpa europaea*) hill was found at the top of the northern bank.

Roe deer prints and droppings were evident at various points along the banks.

The burn itself had water snails and skaters.

There were no mature trees associated with the site which bats might make use of and the buildings adjacent to the site had little potential to be used for roosting.

## Conclusions

The proposed site is largely arable with the exception of a small fallow area. This area until recently was arable and the farmer is planning to plough this area again. The vegetation is of low conservation status dominated by moss and rank grass and is species poor. The community does not match any NVC classification well, as would be expected from an area not long established.

Although this area is used by birds and mammals, it is not considered to be essential to the maintenance of the life cycle of any found onsite and the impact of losing this area is likely to be low. However, care should be taken during any development with regard to ground nesting birds.

The remainder of the site, recently sown arable land, is not of great value, ecologically, and the impact of the development on wildlife here is likely to be negligible.

The burn adjacent to the southern edge of the site was of greater conservation value. The vegetation was species poor, but was used by a number of mammals, most notably by otter. It is most likely used for commuting, as there was no evidence of a holt or high usage. If work does not affect the burn or continue through the night there should be little impact. The current broad strip of undisturbed vegetation along the far bank is likely to enhance the quality of this wildlife corridor.

The area is considered to be of limited value ecologically and the proposed development is unlikely to impact significantly on wildlife currently using it.

It is recommended that there is no need for further specialist survey.

## Potential enhancement of the site for biodiversity

The addition of a SuDS pool, which is being considered, is likely to enhance the area in terms of wildlife and has the potential to form an additional habitat in its own right and provide an additional food source for otters, amphibians and other wildlife.

A strip of vegetation alongside the northern bank, alongside the proposed development, similar to that on the southern bank is likely to further enhance this wildlife corridor and act as a buffer.

The development of houses may increase the potential of the site for house/tree sparrow or swifts if appropriate bird boxes are installed on the buildings.

The development proposal includes the planting of trees and hedges. If the choice of species is sensitive to wildlife, such as native species, species rich in nectar and pollen, this is likely to improve the area in terms of biodiversity, although this is somewhat limited by the lack of connectivity and other wildlife corridors generally in the wider landscape.

## References

JNCC. 2001. Handbook for Phase 1 habitat survey – a technique for environmental audit

Hill, M.O. 1996 TABLEFIT version 1.0, for identification of vegetation types. Institute of Terrestrial Ecology, Huntingdon

Bang, P. & Dahlstrom, P. 2001. Animal Tracks and Signs. Oxford University Press

## Surveyors

[REDACTED] – BSc (Hons) Applied Biology (specialising in Ecology), PhD in the area of plant community ecology. I have worked as a professional ecologist for over 15 years including working for the Centre for Ecology and Hydrology, Scottish Natural Heritage and more recently as a consultant. I am a licensed bat worker (licence no. 11289) and am currently Treasurer of North-East Scotland Bat Group.

[REDACTED] – MSc Rural and Regional Resources planning. I worked as a ranger/naturalist for the National Trust for Scotland for 13 years and now work as a consultant , as North East Nature, carrying out wildlife surveys. Bat licence no. 10898.

## Contact

[REDACTED]

[REDACTED]



# Aberdeenshire Council Pre-Application Enquiry Form for Local (Non-Householder) Development

This form is intended for pre-application enquiries within Aberdeenshire Council Local Authority area relating to all development proposals other than householder developments<sup>1</sup> or proposals classed as a Major Development under the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

This form should be completed if:

- you are unsure as to whether your proposal will require planning permission;
- and/or have details of a development that you are proposing but require informal advice from the planning service on the suitability of the development prior to submitting a planning application.

This form **should not** be used if you are enquiring about the need for or scope of an Environmental Impact Assessment or a pre application enquiry for a major development.

Further details of what constitutes major development can be found at <http://www.aberdeenshire.gov.uk/planning/devservices/major.asp>.

Please complete the form in full to enable us to fully answer your enquiry. Please refer to page 5 (Section 7) for further information on what to submit with this form. If you wish to provide further details that you think may be of assistance, such as photographs, plans or sections please feel free to do so. The quality and extent of your information will largely determine the detail of any response we are able to give you.

We aim to respond to enquiries within 20 working days of receipt. However, please note that the planning service needs to prioritise its work based on the resources available and will prioritise the processing of planning applications. During periods of high volumes of workload, it may not be possible for an allocated officer to respond within this timescale. In these situations, we will endeavour to discuss alternative timescales with you and when you can expect to receive a response. The informal advice provided in relation to pre-application enquiries will firstly involve a desktop assessment of planning policy; consultations will not normally be undertaken and a site visit may be undertaken, particularly in the case of a pre-application enquiry.

Please submit your enquiry by emailing this completed form along with any additional attachments to Aberdeenshire Councils default address [planningonline@aberdeenshire.gov.uk](mailto:planningonline@aberdeenshire.gov.uk). Standard responses to enquiries will be by electronic communication to a valid email address. If you wish to receive a response in paper please tick the box below.

I wish to receive a hard copy responses.

---

<sup>1</sup> Householder development is development to alter or extend a dwellinghouse or residential flat, or to carry out any works (including buildings/structures/driveways etc) within the garden curtilage of that dwelling.

## What is your enquiry about?

Please let us know the nature of your enquiry (mark all that apply):

- Do I need planning permission for the development?
- I wish to enquire about the potential likelihood of permission being granted for the development

### 1. Your Details/Agent Details

Please provide a contact address and valid email address to allow us to respond to your enquiry.

Name	
Address Line 1:	
Town/City:	
Postcode:	
Telephone No:	
Email Address:	

### 2. Site Address

Please provide details of the site including a description if no address available i.e. site to the NE of Oak Cottage, East Wood, Anytown and supply a Postcode for the area. If you do not have a site address please identify the site in question on your plans.

Name/description	OP 1 Rashierieve
Address Line 1:	
Town/City:	Aberdeenshire
Postcode	AB41 6AU
Grid Reference (12 figure if known)	

### 3. What is proposed?

Please provide a detailed description of the proposed development including any buildings, works or changes to the use of the site.

1- Extension to building to facilitate expansion of Aberdeen Vet Referrals. 2- 4 Houses with separate Garage/ Office 3 - 22 6 Meter wide small industrial units.
--

#### 4. Current use of land/buildings

Please describe the current use of the building or land to which the development relates  
(please mark all relevant boxes)

Residential  
Please describe:

Commercial  
Please describe:

Industrial  
Please describe:

Agriculture  
Please describe:

Other  
Please describe:

OP 1 Rashierieve (Employment)

#### 5. General Site info

Please complete the following to provide us with more information about the site/property and your proposal.

Does the site have an existing access?  Yes  No  N/A

Are you proposing a new access?  Yes  No  N/A

Is there any existing boundary treatment surrounding the site?  
(such as hedges, fences, walls)  Yes  No  N/A

Are you proposing any new boundary treatment?  Yes  No  N/A

Will the development involve demolition including full or partial  
demolition of any existing buildings?  Yes  No  N/A

Will the proposal involve works being undertaken to any trees?  Yes  No  N/A

Will the development involve demolition including full or partial  
demolition of any existing buildings?  Yes  No  N/A

Will the proposal involve works being undertaken to any trees?  Yes  No  N/A

Will the proposal include any areas of hard standing being  
constructed?  Yes  No  N/A

Will the proposal include the provision of SuDS (Sustainable Drainage  
Systems)?  Yes  No  N/A

Will the proposal involve or potentially affect a Listed Building?  Yes  No  N/A

Is the proposal in a conservation area?  Yes  No  N/A

Does the proposal include new/amended signage or adverts?  Yes  No  N/A



## 6. Additional site information

Please provide details of building & development works if they are known. Please use metres/ metres squared and hectares for measurements

i) New or increased floorspace of building (estimated footprint at ground level (in m <sup>2</sup> ))	2800m <sup>2</sup>
ii) Total gross floor space (in m <sup>2</sup> if known)	2800m <sup>2</sup>
iii) Total number of new units (if residential)	4
iv) Extent/area of works (ha/m <sup>2</sup> )	1.75ha
v) Height of building (in m if known)	Various 6.8m > 3.8m
vi) Number of storeys (if involving a building)	1-2
vii) Details of hard standing (porous or non porous)	Non Porous
viii) Number of parking spaces intended	64
ix) Will any building have public access?	Limited
x) If you're altering a building, does it involve alterations to the roof, structure or external walls or works affecting a separating wall?	N/A
xi) Will alterations include changes to the method of waste water discharge?	Yes
xii) If you are aware of any <b>specific site considerations</b> such as; contaminated land, flooding and drainages, the need for private water supply, habitats or species, please outline these.	SuDS System
xiii) Are there any <b>specific considerations for the type of development proposed</b> i.e. (Storage of hazardous materials, water disposal, traffic movements, public open space and affordable housing).	No

## 7. Supporting Documentation

Please submit the following information with your enquiry, which will enable us to provide more accurate and meaningful advice regarding your proposal. It is not essential for the information to be drawn to scale but this is strongly encouraged if you require more detailed advice. Please mark the boxes to let us know what information you have submitted. At a minimum the plans must clearly demonstrate where the development is proposed and if possible should identify any relevant details, particularly for proposed new buildings.

### You must supply a

- Location plan (pdf, jpg or equivalent) identifying the location of the site and neighbouring properties/land.

### Where possible it would benefit the enquiry if you supply:

- Site plan showing the property/land, the position of proposed development within the site, and the position of any item which you have answered yes to in part 7;
- Drawings showing existing property;
- Drawings showing proposed development including dimensions;
- Site sections if a proposed development is on sloping land;
- Any supporting information available (drainage plans, business plan etc).

## Declaration

I confirm that all the information contained in this form is, to the best of my knowledge, correct and acknowledge that the response that I receive will be based purely on the information submitted. I also confirm I understand that the advice I receive is intended as advice only and is not legally binding to any future decision that the Council may make on any planning application that may be forthcoming.

Your details will not be made public unless subject to and in accordance with legislation (Freedom of Information (Scotland) Act 2002).

- Please tick to confirm you agree with the declaration**

**Name**

**Date:**



Our Ref: ENQ/2018/0440  
Your Ref:

Ask for:  
Direct Dial:  
Email:

[REDACTED]

[REDACTED]

28 March 2018

Dear Sir,

**Proposal: Extension to Building to Facilitate Expansion of Aberdeen Vet Referrals, Erection of 4 Dwellinghouses with Separate Garage/Office and Erection of 22 Industrial Units and Creation of 64 Car Parking Spaces**  
**Address: OP1 Site, Land At Rashierieve, Foveran, Newburgh, Ellon**

Thank you for your enquiry.

The site is located on the OP1 allocation for Rashierieve Foveran as identified in the Aberdeenshire Local Development Plan 2017. This allocation is reserved for 2ha of employment land. As a result of this, the principle of development would have to be established against 'Policy B1- Employment and business land'. This identifies that "we will not allow houses, even if also designed as workplaces, on land identified in the plan specifically for business uses". Home/work proposals, while potentially appropriate on a site with a mixed-use allocation, would not be supported on this site.

From the information provided it would appear that in proportional terms, approximately 45% of the site would be comprised of the 4 house plots. In recognition of the fact that home/work proposals are not acceptable on sites allocated for business land, the proposal is considered to be a departure from the local development plan. Depending on whether any application would be classed as local development or major development, there is also the possibility that such a proposal would require to go before the Infrastructure Services Committee on the basis that it could potentially be interpreted as significantly prejudicing the deliverability of the allocated site, particularly given the proportion of the site that would be used by the housing plots, or referred to Full Council as a significant departure from the local



development plan.

The proposal to extend the vet surgery, as well as the provision of the industrial units are considered to be broadly acceptable, however the Planning Service would unfortunately not be able to support the wider development with the provision of housing on the business allocation. It should be noted that any proposal on this site would also be expected to meet the design requirements of the Energetica Supplementary Guidance referred to in the settlement statement for Rashierieve Foveran. Please find a link to the guidance below:

[http://www.aberdeenshire.gov.uk/ldpmedia/3\\_Energetica.pdf](http://www.aberdeenshire.gov.uk/ldpmedia/3_Energetica.pdf)

The settlement statement also identifies that a Flood Risk Assessment may be required on the site as well as providing a landscaping buffer along the western boundary of the site.

You might also wish to submit a bid to the Policy team to have the site considered for Mixed Use in the next Local Development Plan, if housing is to be incorporated into the site. The deadline for bids is the end of March 2018. Please find a link to the relevant section of the Council's website for your convenience below.

<http://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/>

The above comments and advice are given strictly without prejudice to the eventual decision of Aberdeenshire Council on any formal planning application. Whilst every effort has been made to provide you with appropriate advice, this cannot be taken as being comprehensive or likely to cover all matters that will be considered in a formal application. It should be appreciated that in addition to carrying out technical consultations, neighbours and other members of the public have a right to make representations on formal applications. Such representations and consultation responses will be fully taken into account when Aberdeenshire Council determines a formal planning application.

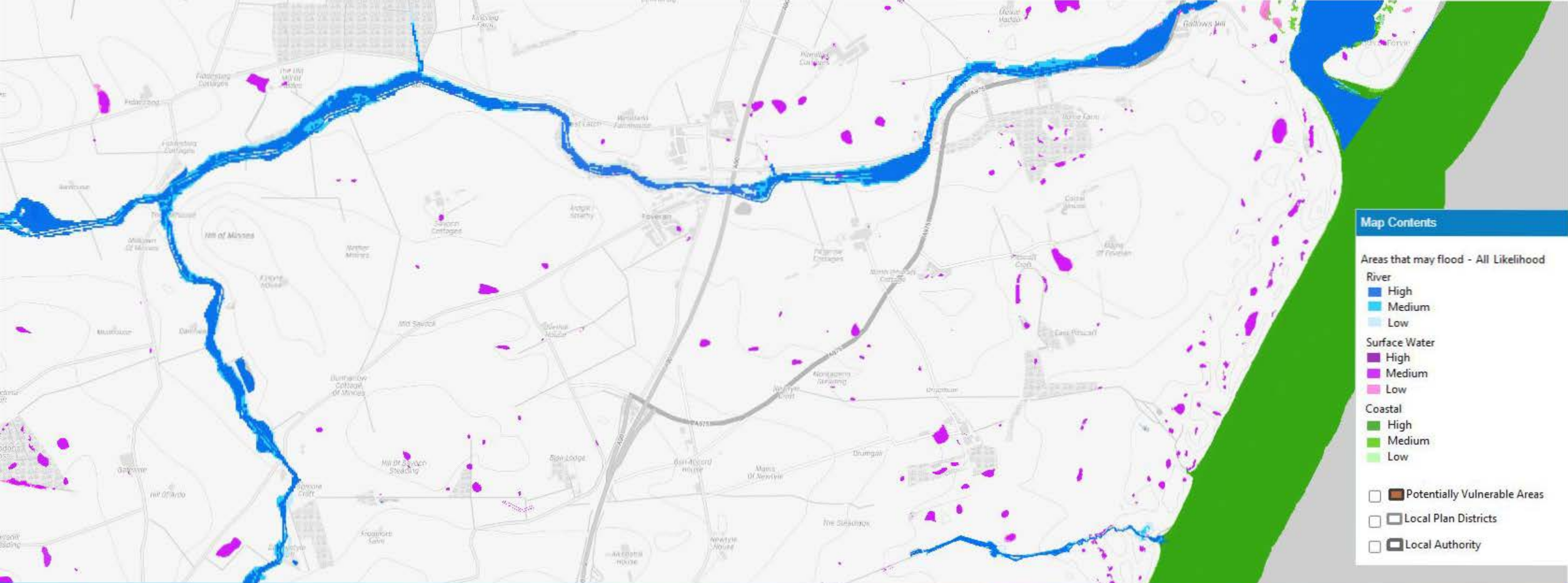
Yours faithfully



**Head of Planning and Building Standards**

**Aberdeenshire**  
COUNCIL





# Map contents

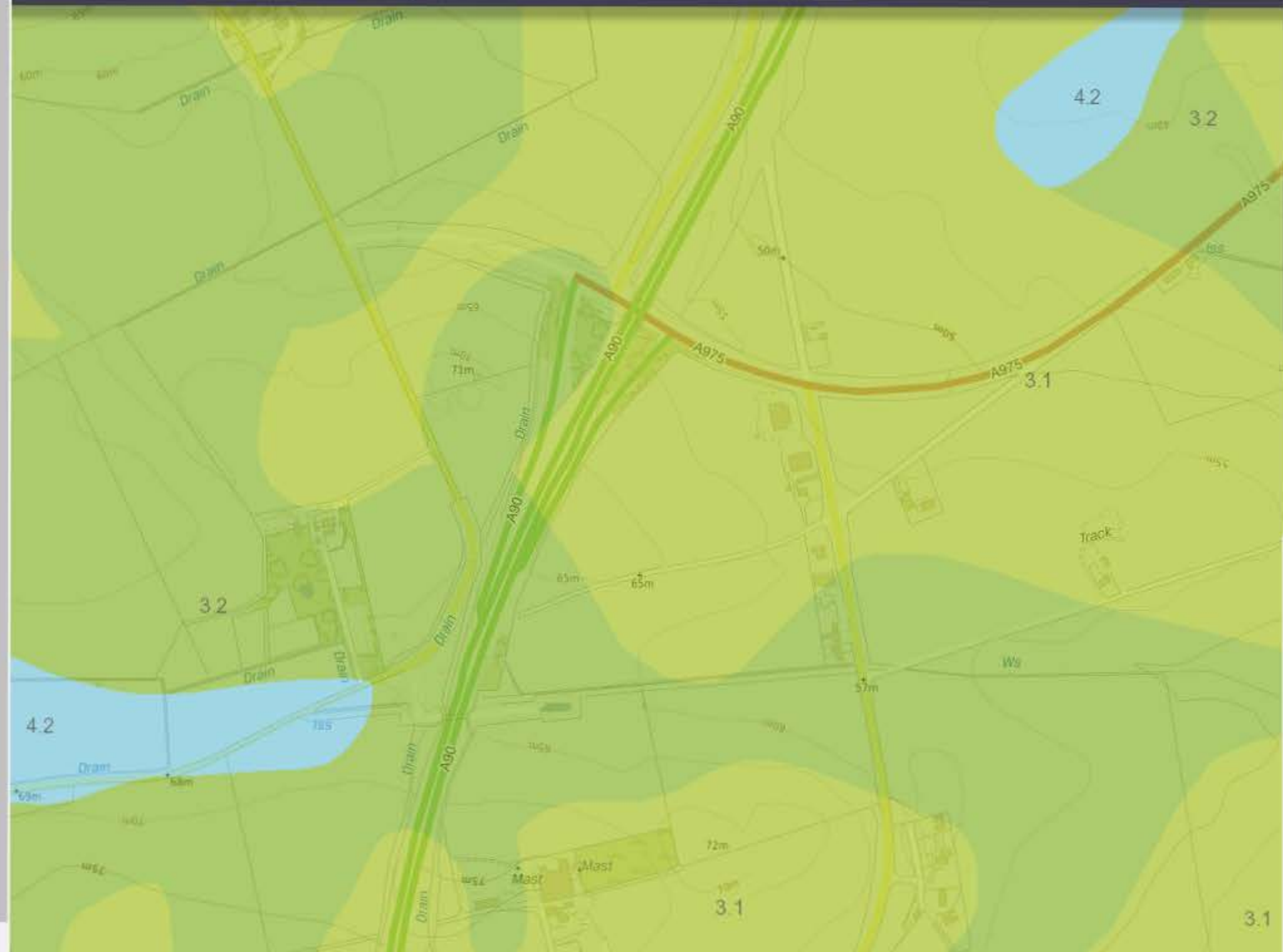
Maps

Legend

## Land capability for agriculture (partial cover)

- 1 - Land capable of producing a very wide range of crops.
- 2 - Land capable of producing a wide range of crops.
- 3.1 - Land capable of producing consistently high yields of a narrow range of crops and/ or moderate yields of a wider range. Short grass leys are common.
- 3.2 - Land capable of average production though high yields of barley, oats and grass can be obtained. Grass leys are common.
- 4.1 - Land capable of producing a narrow range of crops, primarily grassland with short arable breaks of forage crops and cereal.
- 4.2 - Land capable of producing a narrow range of crops, primarily on grassland with short arable breaks of forage crops.
- 5.1 - Land capable of use as improved grassland. Few problems with pasture establishment and maintenance and potential high yields.
- 5.2 - Land capable of use as improved grassland. Few problems with pasture establishment but may be difficult to maintain.
- 5.3 - Land capable of use as improved grassland. Pasture deteriorates quickly.
- 6.1 - Land capable of use as rough grazings with a high proportion of palatable plants.
- 6.2 - Land capable of use as rough grazings with moderate quality plants.
- 6.3 - Land capable of use as rough grazings with low quality plants.
- 7 - Land of very limited agricultural value.
- Urban

rashierieve foveran



## Strategic Environmental Assessment of New Allocated Sites and Alternative Bids – Formartine

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## BALMEDIE

### Preferred Sites

Site Ref: OP1 (FR077) Land at Balmedie South		Proposal: 80 homes, 11ha employment land, mixed commercial land, retail and hotel	
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>○ Balmedie Waste Water Treatment Works (WWTW) does not have capacity, but a potential growth project is underway investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and Drainage Impact Assessment (DIA) may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turriff Water Treatment Works (WTW) has capacity for this area, but local mains reinforcement maybe 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, 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>○ No flood risks.</li> <li>○ Car use/CO<sub>2</sub> emissions could be mitigated through being in close proximity to amenities of Balmedie, with employment opportunities not too far away, and public transport options available (bus links).</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>○ A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of contaminants, soil sealing, structural change in soils and change in soil organic matter).</li> <li>○ Impacts are likely to be localised and medium/long term. However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing employment and retail need and would offer potential benefits in terms of increased biodiversity.</li> </ul>	0
Biodiversity	+/-	<ul style="list-style-type: none"> <li>○ Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development could have an effect indirectly through drainage and geese grazing areas. Planning controls on construction and operation will mitigate impacts. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>○ The development will enhance biodiversity through enhancement and extension of existing woodland to the south and provide links to green space network within the settlement.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ Site temporarily changed due to AWPR compound.</li> </ul>	0

		<ul style="list-style-type: none"> <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>○ The proposal will not lead to any significant pressure on local infrastructure – education capacity/contributions will have been factored into the developer’s viability considerations.</li> <li>○ Affordable housing to be provided.</li> </ul>	+
<b>Population</b>	+	The development would provide a good mix of house type and size.	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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>○ Links and improved access to open space.</li> <li>○ Potential employment opportunities – live/work balance.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: OP2 (FR124) Land south of Chapelwell</b>		<b>Proposal: 220 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>○ 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>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity for this area, but local mains reinforcement maybe 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, 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 identified impacts.</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> </ul>	-

		<ul style="list-style-type: none"> <li>○ A small area of prime agricultural land within the site which will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>○ The development will enhance biodiversity through enhancement and extension of existing woodland area to the south and provide links to green space network within the settlement.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Significant development would further alter the character of the area; however, it already has an allocation. However, the site is relatively flat and would appear to be a logical extension to the existing settlement. The impact could be mitigated by strategic landscaping/reinstatement of the woodland belt to the south.</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>	<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 – education capacity/contributions will have been factored into the developer's viability considerations.</li> <li>○ Affordable housing to be provided, in excess of policy requirements.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ A good mix of house types is proposed.</li> <li>○ The development would allow integration of people through mixed tenure of housing. In any case, this would be mitigated through compliance with the Local Development Plan policies.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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>○ Links and improved access to open space.</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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		

## Alternative Sites

Site Ref: FR079 Site 1, East of A90, South Orrock, Balmedie		Proposal: Employment (Business & Offices, General Industrial, Storage & Distribution)	
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>○ A proposal of this scale is likely to lead to a decrease in air quality due to the nature of the use for business and employment uses which are dislocated from a settlement and currently require vehicular transport.</li> </ul>	-
Water	-	<ul style="list-style-type: none"> <li>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity for this area, but local mains reinforcement maybe required.</li> <li>○ Some localised impacts on watercourses may occur during the development phase of this site if the northern part of the site were developed.</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 given the size of the site this is not likely to be significant.</li> <li>○ This could be mitigated through the development of FR116 which is a very large residential development that could provide nearby homes for employees. The site is on a busy bus route so that could reduce commuter traffic.</li> </ul>	0
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of some prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</li> <li>○ The development of a greenfield site is unlikely to have a 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>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced but this has already occurred directly adjacent to the site with the construction of the new A90. The effects on landscape character would not be significant.</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>	○ The proposal will not lead to any significant pressure on local infrastructure.	0
<b>Population</b>	<b>0</b>	○ The site is currently dislocated from the settlement but within reasonable distance providing additional employment opportunities relatively close to Balmedie.	0
<b>Human Health</b>	<b>0</b>	○ Unlikely to have a significant impact on human health.	0
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effect 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: FR080 Site 2, East of A90, South Orrock, Balmedie</b>		<b>Proposal: 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>	-	○ The only potential impact would be localised due to the site being isolated away from any settlement yet consisting of an employment development which may include heavy industrial processes, etc. ○ Impact likely to be veiled due to new road being built on adjacent land.	-
<b>Water</b>	0	○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact. ○ Invercannie / Mannofield/Turrieff WTW has capacity for this area, but local mains reinforcement maybe required. ○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	-	○ The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This could be mitigated through the development of FR116 which is a very large residential development that could provide nearby homes for employees. The site is on a busy bus route so that could reduce commuter traffic.	0
<b>Soil</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>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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 potentially 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.</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 landforms 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>	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>○ The site is currently dislocated from the settlement but within reasonable distance providing additional employment opportunities relatively close to Balmedie.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a significant impact on human health.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR089 Land at Keir Farm, Balmedie</b>		<b>Proposal: 500 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>	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale is likely to lead to a decrease in air quality, which can be mitigated as the settlement is on a bus route.</li> </ul>	-/0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity for this area, but local mains reinforcement maybe 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, 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 good.</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 the 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. This would be reduced if the proposal provided opportunities to live/work or land adjacent was allocated for employment uses.</li> <li>○ This site is close to a busy bus route and this could mitigate the need for commuter car use.</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>○ The proposed development would result in remediation of contaminated soil.</li> </ul>	0
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.</li> <li>○ The development of a greenfield site is unlikely to have a 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 potentially 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.</li> </ul>	+
<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 landforms 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>0</b>	<ul style="list-style-type: none"> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social infrastructure and community facilities where a need has been identified, and these can be secured through developer obligations.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed and this will result in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths, but provides opportunities for open space.</li> <li>○ The 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>	<b>--</b>	<ul style="list-style-type: none"> <li>○ Potential for an adverse impact on schedule monument Hare Cairn. Restricting development to the east (next to the road) may help mitigate impact.</li> </ul>	-/0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Site Ref: FR103 Land at Blairton Farm, Balmedie		Proposal: 6 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>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity for this area, but local mains reinforcement maybe required.</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	+	<ul style="list-style-type: none"> <li>○ The proposed development could result in remediation of contaminated soil.</li> </ul>	+
Biodiversity	-	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</li> <li>○ The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts as bats may be using the site.</li> <li>○ The development may result in the loss of existing trees, woodland and hedges.</li> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</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>○ 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 will depend on the level of existing landscaping being retained.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site relating to education provision at Balmedie Primary School, which could have a temporary effect. However, the scale of development would not lead to a significant level of contribution towards the school.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities, and where needs are identified mitigation could be sought through developer obligations.</li> </ul>	0

<b>Population</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ A limited mix of house types is proposed resulting in a reduced housing choice for all groups of the population, although semi-detached housing is welcomed. This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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>+</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effects on the historic environment and could improve it.</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>+</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR116 Land at Blairton, Balmedie</b>		<b>Proposal: 1650 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>--</b>	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have long-term negative effects on air quality due to transport emissions resulting from this scale of development.</li> <li>○ However, it is in an accessible location close to a busy bus route that could help to reduce commuter traffic.</li> </ul>	<b>-</b>
<b>Water</b>	<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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Balmedie WWTW does not have capacity, but a potential growth project is under investigation. Additional WWTW would be required but this is a generic issue and a growth project would be expected for a development of this scale. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity for this area, but local mains reinforcement maybe 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. This would be reduced if the proposal provided opportunities to live/work or land adjacent was allocated for employment uses and has sufficient public transport (Balmedie is on a major bus route).</li> </ul>	<b>-</b>
<b>Soil</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	<b>--</b>

<b>Biodiversity</b>	<b>+/-</b>	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the designations.</li> <li>○ This is certain to have a significant detrimental impact on the local environment and natural beauty. The increase in public access would have a devastating impact (litter, noise, dog walking and fouling, domestic cats) on the fragile local flora (Marram grass, Northern Marsh Orchid, Wild Pansy) and wildlife (deer, buzzards, marine birds and mammals, etc.). Areas of natural beauty and established woodland should be protected wherever possible. A wide buffer strip will be required.</li> <li>○ The development of commercial arable agricultural land to residential and community uses including green corridors, riparian areas and park land will lead to an opportunity to significantly improve the biodiversity of site.</li> <li>○ The development would help preserve the existing Local Nature Conservation Area adjacent to the site and will enhance biodiversity through provision of a significant amount of semi-natural space.</li> <li>○ The development would 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 nature of land use in a specific part of the area will be changed and be displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. However, given the development would be in keeping with the pattern of settlement along the coast and would protect the most sensitive landscape features, this impact is not likely to be significant in the long-term and the effects are only likely to have a low impact in the long-term.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The site has very limited constraints in terms of vehicular access as a grade separated junction off the new A90 would provide excellent access to the site from and to Aberdeen without the need to access via Balmedie.</li> <li>○ Proposal of this scale could have a positive effect through provision of affordable housing, water/waste water infrastructure and transportation infrastructure.</li> <li>○ The developer has not proposed a new secondary school and as such the scoring reflects that this has not been addressed in the submission. If a secondary site could be made available, then this proposal would receive a ++ score.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+</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>○ If employment land and mixed use. The development would allow integration of people; where they meet and work. Employment opportunity in the village.</li> </ul>	<b>+</b>
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It would result in a significant increase in open space, green networks and connectivity leading to a benefit to human health.</li> <li>○ If a community campus could be provided, this would avoid the need for travel and enhance non-motorised options for access to secondary school provision in the area</li> </ul>	<b>+</b>
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR022 Land at Millden, Balmedie		Proposal: 500 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	--	<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) due to increased traffic flow in Balmedie. The development of employment land is likely to worsen air quality if that development will be for heavy and chemical processing.</li> <li>○ The site is near to services and a busy bus route so this could reduce private vehicle emissions.</li> </ul>	-
Water	--	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. The proposal is likely to have a significant negative effect. Impacts are likely to be localised and medium/long-term. This impact would be mitigated if the development could connect to the public sewer.</li> <li>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required.</li> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity for this area, but local mains reinforcement maybe 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, 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 poor. The effects could be significant in the longer-term. A buffer strip could potentially mitigate this impact.</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. However, there is a good bus service so the emission increase would be less than a similar development in a more remote location.</li> <li>○ The site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long-term.</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. These are considered neutral in impact.</li> </ul>	0
Biodiversity	+/-	<ul style="list-style-type: none"> <li>○ Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the designations.</li> <li>○ However, the scale of the development would allow for good quality open space and could enhance biodiversity.</li> </ul>	+/-
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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>o The proposal could have a long-term impact on the sewage network and schools without appropriate investment. This is considered to be a short-term impact. The proposal includes a primary school and where a need is identified for any other community facilities/infrastructure these could be mitigated through developer obligations.</li> </ul>	+
<b>Population</b>	-/?	<ul style="list-style-type: none"> <li>o No indication of the mix of house types proposed could result in a limited housing choice for all groups of the population. In accordance with the LDP policy, a sustainable mix of house type and tenure would be required with a minimum of 25% affordable housing.</li> </ul>	+
<b>Human Health</b>	0/+	<ul style="list-style-type: none"> <li>o Population not at risk from hazardous developments.</li> <li>o Will create opportunities for open space. Linkages are limited due to A90(TP to the east).</li> </ul>	0/+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o There is potential for an adverse impact on scheduled monument The Temple Stones, stone circle NE of Potterton House. An assessment on its setting will be required as part of an EIA.</li> </ul>	--/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR128 Land at Southfolds Farm, Balmedie</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 Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o A proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity. Impacts are likely to be localised and medium/long-term. This could be mitigated by the delivery of FR089 which would deliver a Scottish water growth project.</li> <li>o Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach. Local sewer reinforcement and DIA may also be required. This is a reversible short-term impact.</li> <li>o Invercannie / Mannofield/Turriff WTW has capacity for this area, but local mains reinforcement maybe required.</li> </ul>	0
<b>Climatic Factors</b>	?	<ul style="list-style-type: none"> <li>o The Site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long-term.</li> <li>o A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</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 A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of a certain contaminant(s) in soil, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long-term.</li> </ul>	-

<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal would have a neutral effect as it is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.</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>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, given that over the 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 road access and education provision at Balmedie Primary School, which will have a long-term effect. These constraints could potentially be mitigated via developer obligations.</li> </ul>	-
<b>Population</b>	?	<ul style="list-style-type: none"> <li>○ The significance of effects are uncertain if the house type is unknown. This will be mitigated through the LDP policy for sustainable mixed houses with a minimum of 25% affordable housing.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ The population is 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 effect 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: FR148, Hill of Keir</b>		<b>Proposal: 21 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>○ Individual developments are unlikely to have any effects on air quality</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Balmedie WWTW has no capacity in the area WWT is likely to be through septic tanks. SEPA requires connection to the public sewer for all new developments in Balmedie to protect Balmedie Bathing Beach, but due to the location of the proposal, it is unlikely that this could be mitigated through connection to a mains sewer. Given the site's distance from the settlement, it is unlikely to have a significant effect on water quality.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity for this area, but local mains reinforcement maybe required. It does not propose private water abstraction.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site has no land at flood risk.</li> <li>○ Proposals of this scale are unlikely to have any effect on CO<sub>2</sub> 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>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity</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 landforms 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> <li>○ The landscape setting of the area may be impacted upon from the south.</li> <li>○ This could potentially be mitigated through strategic planting / screening</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 Balmedie Primary.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>○ This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.</li> </ul>	+/-
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space</li> <li>○ The population is not at risk from hazardous developments</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development 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		

## BARTHOL CHAPEL

### Preferred Sites

Site Ref: OP1 (FR059) Land at Barthol Chapel, Inverurie		Proposal: 5 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <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, individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ WWTW capacity is unknown for this area, but a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse.</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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be insignificant in the longer term.</li> <li>○ A watercourse runs through the site, so a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated in the development requirements of the opportunity site.</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, a site of this scale is unlikely to have any effect on CO<sub>2</sub> 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>○ The development of a greenfield site is likely to have a 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>○ The development is not likely to maintain or enhance existing green networks.</li> <li>○ However, some biodiversity enhancements are proposed.</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. The relationship between landforms 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>	0



		<ul style="list-style-type: none"> <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>○ Development could support Barthol Chapel Primary School which is forecast to be significantly under capacity by 2022.</li> <li>○ The proposal could lead to additional pressure on secondary school education and local roads infrastructure. 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>○ Development seeks to retain land currently designated as protected land for open space, to be the 'village green' with a safe route to school.</li> </ul>	+/-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Development offers housing choice in areas which is largely limited in terms of availability of housing.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Open space provision and enhancements proposed increases accessibility to green space.</li> <li>○ The 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>○ No 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		

**Alternative Sites**

None.

## BELHELVIE

### Preferred Sites

Site Ref: OP2 (FR131) Land at Cairntack (East)		Proposal: 41 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>○ Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. DIA may be required. An upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Invercannie / Mannofield/Turriff WTW has capacity for this area, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered 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, 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>○ Some surface water flood risk on site. SuDS or other measures would mitigate surface water drainage issues.</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 likely to have a 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>○ The development would have no contribution in enhancing existing green networks and improving connectivity/function or creating new links.</li> <li>○ Mitigation measures, such as native tree planting would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, these mitigation measures would be stated as part of the development requirements of the site.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have minimal impact on the landscape character and the effect is likely to be short-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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>	-	o There are a number of infrastructure constraints associated with the site, namely education provision at Balmedie Primary School, and lack of WWTW capacity. 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 is proposed, resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.	+/0
<b>Human Health</b>	0	o It would not result in the loss of open space/core paths. o The 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 effect on the historic environment as there is no special built heritage features set close to the site.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP3 (FR024) Land to the East of Cairn View</b>		<b>Proposal: 49 homes (increased from 25 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 Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. DIA may be required. An upgrade to an adoptable standard would be required. This is a reversible short-term impact. o The WWTW could be resolved through communications with Scottish Water and if required a growth project, or by private drainage as proposed. o Invercarnie / Mannofield/Turriff WTW has capacity for this area, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered Area.	-
<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. o The development is not within an identified flood risk area.	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>	0	o Unlikely to have a long-term adverse impact on biodiversity. o A range of biodiversity enhancements are proposed. o Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The development would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds.	0

		<ul style="list-style-type: none"> <li>o However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> </ul>	
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The proposal is of a scale and in a location which is unlikely to have any effect on landscape quality, subject to appropriate screening and design of the properties. If allocated, mitigation measures 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 The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities and infrastructure. Where there is an identified need, these impacts can be mitigated through developer obligations.</li> <li>o There is insufficient education and WWTW provision, however, 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 Some mix of house types proposed results in some housing choice for all groups of the population. The Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o The development is unlikely to have any effect on existing pathways or access to existing open space.</li> <li>o The site is not within a hazardous site.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development will not have a long-term or permanent negative impact on any cultural heritage site due to its location.</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: FR025 Cairntack (West), Belhelvie</b>		<b>Proposal: 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>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 Balmedie WWTW currently does not have capacity, but a potential growth project is under investigation. DIA may be required. An upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>o The WWTW could be resolved through communications with Scottish Water and if required a growth project, or by private drainage as proposed.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity for this area, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement may be required following a WIA for the District Metered 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.</li> <li>○ The development is not within an identified flood risk 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>○ The site is adjacent to an area of semi-natural ancient woodland included in the long-established plantation origin, which could be affected. Effects could be mitigated by a buffer strip and new native woodland and improved connectivity.</li> <li>○ A range of biodiversity enhancements are proposed.</li> <li>○ Sands of Forvie SAC and Ythan Estuary, Sands of Forvie and Meikle Loch SPA are set to the northeast. The site would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds.</li> </ul>	+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale and in a location, which is unlikely to have any effect on landscape quality, subject to appropriate screening and design of the properties. If allocated, mitigation measures 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>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities and infrastructure. Where there is an identified need these impacts can be mitigated through developer obligations.</li> <li>○ There is insufficient education and WWTW provision. However, 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>○ Some mix of house types proposed results in some housing choice for all groups of the population. The Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have any effect on existing pathways or access to existing open space.</li> <li>○ The site is not within a hazardous site.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ The development will not have a long-term or permanent negative impact on any cultural heritage site due to its location.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## BEREFOLD

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR013 Land at the Former Overton Piggery, Berefold		Proposal: 6 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	o Individual developments of this scale are unlikely to have any effect on air quality.	0
Water	--	o WWTW is not available for this area. Private treatment (septic tanks) will be required to mitigate effects.	0
Climatic Factors	-	o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. This cannot be mitigated due to the location. o The development is not in an area identified at flood risk.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.	0
Biodiversity	+	o The development will enhance biodiversity through redevelopment of brownfield land.	+
Landscape	-	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. This could be mitigated through strategic planting and screening.	-
Material Assets	0	o The quality of new assets created through the development of this site would be minimal, due to the size of the development.	0
Population	-	o The proposal is all for detached houses with affordable housing contribution being proposed as a commuted sum.	-
Human Health	0	o The provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing.	0
Cultural Heritage	0	o Unlikely to have any effect on the historic environment.	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## BLACKDOG

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR057 Land to West of A90, Blackdog		Proposal: Commercial mixed use: Roadside Services, including petrol station, hotel, restaurant and drive-thru	
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>○ Local trade may increase traffic flow, but development is meant to cater for passing trade.</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>○ Limited capacity at Strabathie WWTW and a potential growth project is under investigation. DIA required. The demand for water and wastewater capacity for the nondomestic element of this development will depend on the business use. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie / Mannofield/Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer-term.</li> </ul>	- /?
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development is close to the AWPR and would be servicing passing vehicles, so it would not be considered to be generating additional CO<sub>2</sub> emissions.</li> <li>○ Part of 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.</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

<b>Biodiversity</b>	?/-	<ul style="list-style-type: none"> <li>o The development of a greenfield site could affect gorse bush/unfarmed land to the south of the site, and could 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>o NESBReC have recorded water vole on Blackdog Burn. It is unknown if the development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.</li> <li>o Along the Blackdog Burn, the development could maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o The development could fragment green networks, and cause habitat fragmentation/connectivity.</li> <li>o The development will result in the loss of existing gorse.</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>	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced as there is limited development west of the A90. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o Due to the scale and location of the proposal, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 water and waste water infrastructure. These could be overcome by consulting with roads and Scottish Water.</li> </ul>	0
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The development would allow integration of people to socialise. Employment opportunity in the area.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR113 Site OP1, Town Centre, Blackdog</b>		<b>Proposal: Identify as a principal town centre, the approved OP1 town centre development for 11,500sqm, retail floorspace, 850-seat cinema and 2,000sqm food and beverage (class 3) uses</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>	-	<ul style="list-style-type: none"> <li>o The proposal will increase traffic flow, especially from the cinema users, but it will serve the new Blackdog community, and the indicative masterplan shows land for a park and ride.</li> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.</li> </ul>	-



		<ul style="list-style-type: none"> <li>○ There are good public transport links to Blackdog that could mitigate against private vehicle emissions.</li> </ul>	
<b>Water</b>	- /?	<ul style="list-style-type: none"> <li>○ Limited capacity at Strabathie WWTW and a potential growth project is under investigation. DIA required. The demand for water and wastewater capacity for the nondomestic element of this development will depend on the business use. However, this is a significant development and these issues will be mitigated as part of the planning of the infrastructure required to support the development. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Invercannie / Mannofield/Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer-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 attracting people to the area and increased emissions. However, a park and ride facility can be catered for within the site, and so its effects should not be significant.</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 unlikely to have a 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 could affect the conservation objectives and natural features of a locally important designated site (Blackdog to Bridge of Don LNCS, which includes important coastal habitats and is popular with sea ducks in the winter and breeding birds) if not sensitively constructed and has inadequate SuDS.</li> <li>○ There are opportunities to enhance biodiversity.</li> <li>○ Mitigation measures, such as a buffer strip next to a water course would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	+/-
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ Significant scale development that would further alter the character of the area. However, the site is farmland and is a planned extension to Blackdog. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>○ Providing the water and waste water issue can be resolved, the proposal will not lead to any significant pressure on other local infrastructure. It is also part of a larger proposal that will result in the upgrade of existing water and drainage infrastructure and provide open space opportunities.</li> </ul>	+
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	0/+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of core paths.</li> <li>○ It will provide small-scale opportunities for new areas of open space, as shown in the indicative masterplan of the approved PPP.</li> </ul>	0/+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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		

## **COLLIESTON**

### **Preferred Sites**

None.

### **Alternative Sites**

None.

## **CULTERCULLEN**

### **Preferred Sites**

None.

### **Alternative Sites**

None.

## CUMINESTOWN

### Preferred Sites

Site Ref: OP1 (FR038 and FR039) Land to the North/West of Teuchar Road		Proposal: 60 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>○ Developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ Cuminestown WWTW does not have the capacity to accommodate 60 homes. An upgrade to an adoptable standard would be required. Foul and surface water pipes cross the middle of OP1, from east to west. Scottish Water should be consulted to ascertain whether a diversion is required. This is a reversible short-term impact.</li> <li>○ Turriff 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development is on a greenfield site near a watercourse where the quality of water bodies is bad. Impacts, if they occur will be long-term.</li> <li>○ A watercourse runs through 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 to reflect this requirement as an opportunity to enhance the riparian habitat. A flood risk assessment may also be required.</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 through increased car travel.</li> <li>○ The development is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long-term.</li> <li>○ Development seeks to avoid the flood risk zone – this area could form part of the open space provision. A FRA may also be required. If allocated, these mitigations would be stated in the development requirements of the opportunity site.</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. These will be short-term and should be considered a neutral impact.</li> </ul>	0
Biodiversity	+	<ul style="list-style-type: none"> <li>○ The proposal would have a positive effect as it proposes to conserve, protect and/or enhance significant habitat and maintain or enhance existing habitat connectivity (i.e. green networks) and create new connections.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ The proposal is of a scale or in a location which is unlikely to have any effect on landscape quality.</li> </ul>	0

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will have long-term negative effects on the sewage network unless resolved by investment. 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 will help sustain local services and facilities.</li> </ul>	0/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types results in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effect on existing pathways or access to open space.</li> <li>o Population not at risk from hazardous developments.</li> <li>o Development of the site will lead to long-term improved access to existing open space (i.e. new pathways).</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development is unlikely to have any effect 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.

## DAVIOT

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR018 West of Wellpark, Daviot		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 a development of this scale, air quality is likely to have a short to medium-term temporary insignificant effect.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Daviot WWTW has limited capacity and could not service the full scale of the proposed development. An upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement 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, 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 key services) and increased emissions. No intervention is available to mitigate against this loss.</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>○ Prime agricultural land is found within the proposed site and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. This is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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, biodiversity enhancements are proposed.</li> </ul>	-/+
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-

		<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>○ Development risks impacting on adjacent designed landscape (Daviot Estate) and potential negative landscape impacts on the approach to the village from the west. Due to the scale of development relative to the settlement, it is unlikely that strategic planting will mitigate impact.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ There is a WWTW capacity issue, also an education issue as Meldrum Academy is forecast to be over capacity. 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>○ There are few facilities in the village and no services.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The mix of house types proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ The 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>○ Good access to walking/cycling routes and promoting active travel to facilities such as the primary school and hall.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ Siting and scale of the development would impact on setting and sense of place provided by Daviot Estate. Due to the scale of the development relative to the settlement, it is unlikely that strategic planting will mitigate impact.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR081 Land at Whiteley Farm, Daviot</b>		<b>Proposal: 12 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	In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective.	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Daviot WWTW has limited capacity and could not service the full scale of the proposed development. An upgrade to an adoptable standard would be required. Private drainage could be an option. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement 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, 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>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. There are no measures available to mitigate against this. However, a proposal of this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</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 site lies on prime agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. This would have a long-term impact.</li> </ul>	-
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>o The ancient woodland associated with the estate is to be retained. As a mitigation against any negative impact, a buffer strip next to an existing area of ancient woodland would provide biodiversity enhancement. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	+
<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. The relationship between landforms 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 However, over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 Meldrum Academy, which will have a temporary affect.</li> <li>o There is also a WWTW capacity issue. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o The site is not connected to any settlement, and there are few facilities in the nearby village of Daviot and no services.</li> </ul>	0/-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed, resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, as the proposal is for self-build homes, it is unlikely there will be 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 the loss of open space/core paths, and potentially new path links could be provided but the site is not well connected.</li> <li>o The 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 Site risks negative impact on the setting of the former designed landscape around the Daviot Estate.</li> <li>o As a mitigation against any negative impact, a buffer strip next to existing woodland should be planted. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will 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: FR100 Land Adjacent to Norven, Daviot		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>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Daviot WWTW has limited capacity and could not service the full scale of the proposed development. An upgrade to an adoptable standard would be required. Private drainage has been proposed. Due to the scale of the development, this alternative method is acceptable. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement 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 long distances to services) and increased emissions. However, a proposal of this scale is unlikely to have any effect on CO<sub>2</sub> 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.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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>○ Biodiversity enhancement is proposed however, this will only make a small-scale impact.</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. The relationship between landforms 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> <li>○ This is a small-scale development which benefits from existing screening to the east. Further landscaping would limit impact further.</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 Meldrum Academy, which will have a temporary affect.</li> <li>○ Consultation with relevant infrastructure provider will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	-



		<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ The site is not connected to any settlement, and there are few facilities in the nearby village of Daviot and no services.</li> </ul>	
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types, but the scale of development would have a negative impact.</li> </ul>	-
<b>Human Health</b>	0/-	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The site is distant from the settlement with limited opportunity for foot/cycle path connectivity.</li> <li>○ The 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 effect 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: FR101 Land West of Daviot, Daviot</b>		<b>Proposal: 37 homes (self-build plots)</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 a development of this scale, 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>○ Daviot WTW has limited capacity and could not service the full scale of the proposed development. An upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement 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, 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 key services) and increased emissions. No intervention is available to mitigate against this loss.</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>○ Prime agricultural land is found within the proposed site and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. This is a limited resource and cannot be replaced. 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 likely to have a 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>o However, biodiversity enhancements are proposed.</li> </ul>	0/+
<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 landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o There is a WWTW capacity issue, also an education issue as Meldrum Academy is forecast to be over capacity. 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 There are few facilities in the village and no services.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o The mix of house types proposed would result in limited housing choice for 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>	+	<ul style="list-style-type: none"> <li>o The 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 Good access to walking/cycling routes, and facilities such as the primary school and hall.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR102 Land North of Woodland Gardens</b>		<b>Proposal: 12 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>	-	<ul style="list-style-type: none"> <li>o Daviot WWTW has limited capacity and could not service the full scale of the proposed development. An upgrade to an adoptable standard would be required. Private drainage could be an option. This is a reversible short-term impact.</li> </ul>	0

		<ul style="list-style-type: none"> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity, but development will connect directly off trunk main and 24-hour storage will be required. Mains reinforcement 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>	
<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 are no measures available to mitigate against this. However, a proposal of this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</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 site lies on prime agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. This would have a long-term impact.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a 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 has potential to enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ As a mitigation against any negative impact, a buffer strip next to an existing area of ancient woodland would provide biodiversity enhancement. If the site is allocated, the need to integrate the woodland as a positive feature of the development together with a buffer strip will be stated as part of the development requirements for the site.</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. The relationship between landforms 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 be medium-term.</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 Meldrum Academy, which will have a temporary effect.</li> <li>○ There is also a WWTW capacity issue. Consultation with relevant infrastructure providers will be required to identify mitigation measures, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ The site is not connected to any settlement, and there are few facilities in the village and no services.</li> </ul>	0/-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, as the proposal is for self-build homes, it is unlikely there will be a mix of house types.</li> </ul>	+/0

<b>Human Health</b>	+/?	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths, and potentially new path links could be provided but the site is not well connected.</li> <li>○ The 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 significant effects on the historic environment as the site is remote (albeit close) from the House of Glack and its policies.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

# ELLON

## Preferred Sites

Site Ref: OP1 (FR090) Cromleybank		Proposal: 980 homes, a new Primary School and associated facilities, and 2ha of Employment Land	
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>○ In terms of air quality, the development is likely to have a long-term negative effect on the air quality, particularly in towns where air quality is approaching the EU objective. The development will increase traffic flow in Ellon.</li> <li>○ A mixed-use development may mitigate transport related air pollution. Also, the site is near a busy bus route, which could reduce commuter traffic.</li> </ul>	-/0
Water	+	<ul style="list-style-type: none"> <li>○ Ellon WWTW once upgraded and / Invercannie / Mannofield/Turriff WTW will have capacity for this area. Sewage network investigations may be required as the demands of non-domestic developments will depend on the business use. WIA 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, 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 good/high.</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 the public sewage infrastructure.</li> <li>○ The site is bisected by, and 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 to ensure the watercourses are integrated as positive features of the development. A flood risk assessment, water impact assessment and drainage impact assessment will also be required.</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. However, the site is near/next to a busy bus route [railway station], which could reduce commuter traffic.</li> <li>○ The development is in an area identified at risk from fluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. Part of the site found to be at risk from flooding could form part of the open space provision. If allocated, this mitigation would be stated in the development requirements for the site. A FRA will also 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> </ul>	-/+

		<ul style="list-style-type: none"> <li>o The proposed development would result in the loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> <li>o However, development will involve remediation of brownfield land.</li> </ul>	
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>o Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.</li> <li>o However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>o The development of a greenfield site is unlikely to have a 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 woodland or water course would reduce potential negative effects and provide biodiversity enhancement opportunities. This provides opportunity to enhance green networks.</li> </ul>	+
<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. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	++	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o A proposal of this scale is expected to have a significant positive effect through provision of affordable housing, new community facilities (school), employment land and new public transport.</li> <li>o Development is also expected to provide new planting (enhancing green networks) and foot/cycle paths.</li> <li>o Transportation/access arrangements are not in place. Consultation with relevant infrastructure providers will be required.</li> </ul>	++
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in housing choice for all groups of the population.</li> <li>o The development would allow integration of people; where they meet and work. Employment opportunity in the settlement.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 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>o Potential for adverse impact on both the site and setting of Category A Listed Old Bridge of Ellon. The development should be set back from the bridge (buffer strip) and possible use of strategic landscaping along River Ythan would mitigate effects.</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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Site Ref: OP3 (FR011) Hillhead Drive		Proposal: 10 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 due to the scale of the development.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ Ellon WWTW once upgraded and / Invercarnie / Mannofield/Turriff WTW will have capacity for this area.</li> <li>○ Some impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is good.</li> <li>○ The site is adjacent to a watercourse. A buffer strip would be required to mitigate against any effects and provide open space. If allocated, this mitigation would be stated in the development requirements of the opportunity site.</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. The site is located adjacent to an existing settlement with good connectivity.</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. Impacts are likely to be localised. This could be mitigated through a Flood Risk Assessment (FRA) and suitable SuDS. If allocated, this would be stated in the development requirements for the site.</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 agricultural land. Prime agricultural land is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</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 enhance biodiversity due to the buffer strip around watercourse.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
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

<b>Population</b>	-	o There is a limited mix of homes proposed which are focused for the families. However, proposals must accord with the design policies in the LDP and include a mix of house types.	0/+
<b>Human Health</b>	0	o The development would not have any adverse impact on human health as there shall be no loss in core path or green network.	0
<b>Cultural Heritage</b>	0	o There is no historic feature near the site.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: CC1 (FR032) Waterton</b>		<b>Proposal: 10,000sqm retail and leisure uses</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 The development includes retail units and leisure facilities which would result in minimal or no effect on air quality.	0
<b>Water</b>	-	o Ellon WWTW once upgraded and / Invercarnie / Mannofield/Turriff WTW will have capacity for this area. Sewage network investigations may be required as the demands of non-domestic developments will depend on the business use. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high.	-/?
<b>Climatic Factors</b>	-	o The development could have a long-term negative impact due to the likelihood of increased travel and increased emissions. o There is surface water and fluvial flooding risk associated with this site. This could be mitigated through appropriate SuDS treatment, and buffer strips. Also, a Flood Risk Assessment (FRA) may be required. If allocated, these mitigations would be stated in the development requirements for the site.	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>	0/+	o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o The development would not degrade the existing biodiversity in the area. o Biodiversity enhancements are proposed.	0/+
<b>Landscape</b>	-	o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	-/0



		<ul style="list-style-type: none"> <li>o 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>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>o Development presents infrastructural pressures associated with transport; water-delivery infrastructure; education; sewerage infrastructure; natural environment and waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures for traffic/roads issues, WWTW, and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>o However, development provides retail and leisure uses for the local community, together with open space provision and potential links to the core path network.</li> </ul>	+
<b>Population</b>	0	o The development would allow integration of people; where they live and work. Employment opportunity in the town.	0
<b>Human Health</b>	+	o This would increase provision of open space with potential for links to the core path network.	+
<b>Cultural Heritage</b>	-	o The development may have long-term and permanent negative effects on the siting of a Grade B listed building. The development may weaken the sense of place, and the identity of existing settlements. This can be mitigated with appropriate screening.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: FR092 Site at Cassiegills, Ellon</b>		<b>Proposal: 150 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>	-	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have a long-term negative effect, particularly in towns where air quality is approaching the EU objective, including Ellon.</li> <li>o The site is on a bus route which could reduce commuter traffic.</li> </ul>	-/?
<b>Water</b>	0	<ul style="list-style-type: none"> <li>o Ellon WWTW once upgraded and / Invercannie / Mannofield/Turriff WTW will have 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, 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 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 the public sewage infrastructure.</li> <li>o The site is adjacent to watercourses and a buffer strip would be required to mitigate against any effects. There is also small-scale flood risk associated with the existing watercourses. If allocated, the development requirements of the opportunity site would state the need for buffer strips and also a Flood Risk Assessment to mitigate these effects.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o There would be minimal CO<sub>2</sub> emissions from general heating and travel.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel to services) causing increased emissions.</li> <li>o The development is in an area identified at low risk from confluvial and surface water flooding and is likely to have a long-term effect on climate and the water environment. However, part of the site found to be at risk from flooding could form part of the open space provision. A Flood Risk Assessment (FRA) may also be required. If allocated, these mitigations would be stated in the development requirements for the site.</li> </ul>	-/0
<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> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.</li> <li>o The development of a greenfield site is unlikely to have a 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 woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o May generate significant landscape and visual impacts. The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	-/0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o 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>o The mix of house types proposed will result in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0/+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 effect 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: FR031 South of A920		Proposal: Mixed use development including 150 homes, retail and riverside park	
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 effects on air quality, particularly in towns where air quality is approaching the EU objective, including Ellon.</li> <li>○ Development is mixed use and the site is next to a bus route, which are factors that could reduce commuter traffic.</li> </ul>	-/?
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Ellon WWTW once upgraded and / Invercannie / Mannofield/Turriff WTW have capacity for this area. Sewage network investigations may be required as the demands of non-domestic developments will depend on the business use. WIA 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, 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 high.</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 site is next to a bus route which could reduce commuter traffic.</li> <li>○ There is small-scale, surface water flooding associated with this site. This could be mitigated through a Flood Risk Assessment (FRA) and buffer strips, and if allocated, these mitigations would be stated in the development requirements for the site.</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>○ There would be loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and could have an impact on the qualifying species. Impacts through drainage, visitor pressure, impact of geese grazing grounds may also occur. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the designations.</li> <li>○ The proposal could affect woodland and scrub adjacent to the river Ythan. A buffer strip would be required.</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 development would not degrade the existing biodiversity in the area.</li> <li>○ Biodiversity improvements are proposed.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o Mitigation measures such as compensatory planting 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 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 Significant scale development would further alter the character of the area. However, the site is relatively flat and 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>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	-/0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o Development presents infrastructural pressures associated with transport (roads and bridges); water-delivery infrastructure; education; sewerage infrastructure; natural environment and waste management infrastructure (waste collection, transfer stations and composting facilities).</li> <li>o Mixed use development provides a positive impact, but large-scale development in this location presents an overdevelopment.</li> <li>o Consultation with relevant infrastructure providers will be required to identify mitigation measures for traffic, WWTW and school provision, 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 reasonable housing choice for most groups of the population.</li> </ul>	+
<b>Human Health</b>	0/+	<ul style="list-style-type: none"> <li>o Would not result in the loss of open space/core paths.</li> <li>o There is potential to improve core path links.</li> </ul>	0/+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <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> <li>o The development may have long-term and permanent negative effects on the siting of a Grade B listed building. The development may weaken the sense of place, and the identity of existing settlements. This can be mitigated with appropriate screening.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR063 Site 1, Adjacent to Golf View, Ellon</b>		<b>Proposal: 122 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 effects on air quality, particularly in Ellon where air quality is approaching the EU objective.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o There is a local bus service close by, but this is unlikely to reduce commuter traffic.</li> </ul>	
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o Ellon WWTW once upgraded and / Invercarnie / Mannofield/Turriff WTW have 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o As a small watercourse runs through this site which floods (surface water) its effects on the water environment could be negative.</li> <li>o A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. A Flood Risk Assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.</li> </ul>	-/?
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o Given the location of the site and there is only one bus service passing the site, the development could have a medium-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 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. The proposed SuDS pond would help to mitigate flooding downstream as a result of the housing development.</li> </ul>	-/0
<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> </ul>	0
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>o Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.</li> <li>o The site is on farmland but is adjacent to Ellon Golf course and mature trees, where red squirrels have been recorded. As such, it is likely to have medium-term adverse impacts on biodiversity through disturbance to species that use the site as a habitat. However, animals may adjust to the presence of humans in the medium/long-term.</li> <li>o The development includes an area of the green network, which will form part of the open space. It is adjacent to the Formartine and Buchan Way. In light of this, the proposal is unlikely to significantly enhance existing green networks or improve connectivity/function or create new links where needed.</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for 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>o The development is a large extension into the landscape and would have a negative impact on the setting of Ellon and the landscape character, as much of the edge of Ellon in this area is screened by mature trees. Given the sensitivity of the site, 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 will change.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o It may be possible to mitigate through strategic planting. If allocated, a visual and landscape impact assessment will be required and stated in the development requirements for the site.</li> </ul>	-/?
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o Public sewage drainage is required, which will have a temporary effect subject to resolving these conditional matters.</li> </ul>	-/?

		o The proposal will not lead to any significant pressure on other local infrastructure in the short-term – Ellon Academy is forecast to be at 93% by 2022.	
<b>Population</b>	-	o House types are to be confirmed. The indicative plan shows individual plots (no flats), thereby it could provide only 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.	+
<b>Human Health</b>	0/+	o The provision of new housing in conformity with new building standards can enhance good health for people. o The development would have no positive or negative impact on human health.	0/+
<b>Cultural Heritage</b>	0	o The development is unlikely to have any effect 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: FR064 Site 2, Adjacent to Golf View, Ellon</b>		<b>Proposal: Erection of 104 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>--</b>	o Ellon WWTW once upgraded and / Invercannie / Mannofield/Turriff WTW have 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, silt deposition and water-borne pollution. The impact is likely to be short-term. o As a small watercourse runs through this site which floods (surface water) its effects on the water environment could be negative. o A watercourse runs through the site and a buffer strip would be required to mitigate against any effects. A Flood Risk Assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.	-/?
<b>Climatic Factors</b>	<b>0/-</b>	o Given the location of the site and there is only one bus service passing the site, the development could have a medium-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. o Land to the west and south 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. The proposed SuDS pond would help to mitigate flooding downstream as a result of the housing development.	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

		<ul style="list-style-type: none"> <li>o A small part of the site includes prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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>o Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species.</li> <li>o The development of a greenfield site is unlikely to have a 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 Construction of the site is likely to disturb species in and around the golf course, which has records of red squirrels, but the effect would be temporary.</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for 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>o The development is a moderately sized extension into the landscape and would have a negative impact on the setting of Ellon and the landscape character, as much of the edge of Ellon in this area is screened by mature trees. Given the sensitivity of the site, the effect is likely to be medium-term (i.e. if screening through strategic landscaping occurs).</li> <li>o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o It may be possible to mitigate through strategic planting. If allocated, a visual and landscape impact assessment will be required and stated in the development requirements for the site.</li> </ul>	-/?
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o Public sewage drainage is required, which will have a temporary affect subject to resolving these conditional matters.</li> <li>o The proposal will not lead to any significant pressure on other local infrastructures in the short-term – Ellon Academy is forecast to be at 93% by 2022.</li> </ul>	-/?
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o House types are to be confirmed. The indicative plan shows individual plots (no flats), thereby it could provide only 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 The provision of new housing in conformity with new building standards can enhance good health for people.</li> <li>o The development would have no positive or negative impact on human health.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The development is unlikely to have any effect 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: FR075 Parkview, Broomfield		Proposal: 3 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> <li>○ Developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Ellon WWTW once upgraded and / Invercarnie / Mannofield/Turriff WTW have capacity but due to its location, septic tanks 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, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	-
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emission from general heating and travel due to scale of development.</li> <li>○ The development is in an area identified at surface water flood risk and may have a long-term effect on climate and the water environment. It is very likely this could be mitigated through suitable SuDS. A Flood Risk Assessment (FRA) may also be required, and if allocated, these mitigations would be stated as part of the development requirements for the site.</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>○ There would loss of agricultural land, although it is minimal. This is not prime agricultural land.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The development would have a negative impact on the landscape character and the effect is likely to be long-term.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change.</li> <li>○ The landscape would be altered, and a group of housing would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.</li> </ul>	-
Material Assets	0	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and drainage, which will have a temporary effect, subject to resolving these conditional matters.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, at this small scale there would be limited positive impact.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ The provision of new housing in conformity with new building standards can enhance good health for people.</li> <li>○ The development would have no positive or negative impact on human health.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have any effect 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: FR076 Hornhillock Broomfield, Ellon</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	<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> <li>○ Developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Ellon WWTW once upgraded and / Invercannie / Mannofield/Turriff WTW have capacity but due to its location, septic tanks 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, 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>○ There would be minimal CO<sub>2</sub> emission from general heating and travel due to scale of the development.</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> <li>○ There would loss of agricultural land, although it is minimal. This is not prime agricultural land.</li> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	0
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The development would have a negative impact on the landscape character and the effect is likely to be long-term.</li> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change.</li> <li>○ The landscape would be altered, and a group of housing would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access and drainage, which will have a temporary effect subject to resolving these conditional matters.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed, resulting in a limited housing choice for all groups of the population. Although proposals must accord with the design policies in the LDP and include a mix of house types, at this small scale there would be limited positive impact.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The provision of new housing in conformity with new building standards can enhance good health for people.</li> <li>○ The development would have no positive or negative impact on human health.</li> </ul>	0

<b>Cultural Heritage</b>	0	o The development is unlikely to have any effect 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: FR084 North of Waterton House, Ellon</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	o Developments of this scale are unlikely to have any significant effect on air quality.	0
<b>Water</b>	0	o WWTW connection to public drainage has been agreed (Invercarnie WTW would service this development), although there is no capacity for WWTW in the area.	0
<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. However, the site has good proximity to business land and public transport network which could reduce the need for travel.	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 There would be a loss of prime agricultural land and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	--
<b>Biodiversity</b>	0	o Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the southeast. This site is at a very close proximity to the qualifying sites and drainage is likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact on geese grazing grounds. o However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed. o Agricultural land has low biodiversity value and biodiversity enhancements are proposed.	0/+
<b>Landscape</b>	-	o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.	0

		<ul style="list-style-type: none"> <li>○ 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>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	0/-	<ul style="list-style-type: none"> <li>○ The proposal is not expected to lead to a significant increase in pressure on local infrastructure.</li> <li>○ In terms of conformity with existing assets, the siting is not compatible with the adjacent large area of business land allocated.</li> </ul>	0/-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed. 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>○ This would not result in the loss of open space/core paths – new improvement proposed by adding connections to segregated paths.</li> </ul>	0/+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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		

## FOVERAN

### Preferred Sites

Site Ref: OP3 (FR065) South of Turin Way		Proposal: 36 homes	
SEA Topics	Effect	<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>	0	<ul style="list-style-type: none"> <li>○ Small scale proposal, not likely to have substantial impacts.</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>	-/0	<ul style="list-style-type: none"> <li>○ The site is located in a SEPA waste water drainage hotspot and Blairrythan Septic Tank has no capacity, but a growth project has been initiated – until complete, the proposal would rely on private drainage, which would have a negative impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Small drainage ditch to the northwest is unlikely to be impacted on and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.</li> </ul>	-/0
<b>Climatic Factors</b>	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 not within a flood risk area.</li> <li>○ Individual houses can incorporate technology to minimise their carbon footprint, but it is small scale proposal.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The site is on Class 3.1 prime agricultural land, the proposal would result in its loss and will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a greenfield site is unlikely to have a 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>○ Limited opportunities for enhancement due to small site.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The site fits into the settlement pattern.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 in the long-term.</li> <li>○ School roll is low, and new housing would help sustain Foveran Primary School. The local shop has reportedly closed, but more housing could sustain it should it re-open.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Limited information, plot sizes are fairly consistent, but a good mix of house types could be easily achieved, and 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 the loss of open space/core paths.</li> <li>○ The 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 effect 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: OP4 (FR066) Site 2, Land at Blairythan Terrace</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>○ The small site/development is unlikely to have any significant impact.</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>	-/0	<ul style="list-style-type: none"> <li>○ The site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity, but a growth project has been initiated – until complete, the proposal would rely on private drainage, which would have a negative impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-/0
<b>Climatic Factors</b>	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 not within a flood risk area.</li> <li>○ Individual houses can incorporate technology to minimise their carbon footprint, but it is small scale proposal.</li> </ul>	0
<b>Soil</b>	-	<ul style="list-style-type: none"> <li>○ The site is on Class 3.1 prime agricultural land; the proposal would result in its loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a greenfield site is unlikely to have a 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>○ Limited opportunities for enhancement due to the small site.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The site would fit into the settlement pattern if the adjacent site is brought forward as housing (bid site FR065), otherwise it will be somewhat disconnected.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 in the long-term.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ School roll is low, and new housing would help sustain Foveran Primary School. The local shop has reportedly closed, but more housing could sustain it should it re-open.</li> </ul>	
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Limited information, plot sizes are fairly consistent, but a good mix of house types could be easily achieved, and 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 the loss of open space/core paths.</li> <li>○ The 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 effect 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: OP5 (FR082) Land Adjacent to Former A90, North of Westfield Road</b>		<b>Proposal: 14 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>○ Small scale proposal, not likely to have substantial impacts.</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>	-/0	<ul style="list-style-type: none"> <li>○ The site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity, but a growth project has been initiated – until complete, the proposal would rely on private drainage, which would have a negative impact.</li> <li>○ Invercarnie / Mannofield/Turrieff WTW has capacity. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-/0
<b>Climatic Factors</b>	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 not within a flood risk area.</li> <li>○ Individual houses can incorporate technology to minimise their carbon footprint, but it is a small-scale proposal.</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 some loss of prime agricultural land on part of the site. The site is on Class 3.1 prime agricultural land, the proposal would result in its loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 The development of a greenfield site is unlikely to have a 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 Small-scale biodiversity enhancements are proposed.</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. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 in the long-term.</li> <li>o The school roll is low, and new housing would help sustain Foveran Primary School. The local shop has reportedly closed, but more housing could sustain it should it re-open.</li> <li>o The site will fit well with the settlement pattern once OP1 has been built out.</li> <li>o Access arrangements require clarification: 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 Potential mix of house types resulting in housing choice for all groups of the population - proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 The site promotes active travel opportunities.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR067 Site 3, Land East of Tippetty Industrial Estate, Tippetty		Proposal: 38 homes	
SEA Topics	Effect	<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
Air	0	<ul style="list-style-type: none"> <li>○ Small site/development, unlikely to have any significant impact.</li> <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 site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity, but a growth project has been initiated – until complete, the proposal would rely on private drainage, which would have a negative impact. However, an indicative layout shows a treatment plant included on the site, nonetheless there would be a negative impact. This is a reversible short-term impact.</li> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ A small drainage ditch to the northwest is unlikely to be impacted on and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.</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 not within a flood risk area.</li> <li>○ Individual houses can incorporate technology to minimise their carbon footprint, but it is a small-scale proposal.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The site is on Class 3.1 prime agricultural land, the proposal would result in its loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set to the northeast. The site has no connection to the qualifying site and would have an effect indirectly through drainage, visitor pressure and impact of geese grazing grounds.</li> <li>○ However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>○ The development of a greenfield site is unlikely to have a 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>○ Limited opportunities for enhancement due to small site and lack of surrounding habitat to extend/enhance.</li> </ul>	0



<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ It would alter the entrance/exit from Foveran on Blairythan Terrace, currently an open agricultural aspect, but development is consented across the road so it would not be alien or out of character.</li> <li>○ And, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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 in the long-term.</li> <li>○ School roll is low, and new housing would help sustain Foveran Primary School. The local shop has reportedly closed, but more housing could sustain it should it re-open.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ Limited information, plot sizes are fairly uniform, but a good mix of house types could be easily achieved and 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 the loss of open space/core paths.</li> <li>○ The 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 effect 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: FR109 Land to South West of Foveran</b>		<b>Proposal: 580 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 effects on air quality.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Part of the site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity. If there are capacity constraints these could be mitigated through growth projects and developer obligations. A potential growth project for Balmedie WWTW is currently under investigation, which will include Foveran. This is a reversible medium/long-term impact.</li> <li>○ Invercannie / Mannofield/Turriff WTW has capacity. Local mains reinforcement may be required.</li> <li>○ Surface water drainage hotspots are scattered in some parts of the site.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer-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.</li> <li>○ The development can be identified as an area of flood risk and is likely to have a long-term effect on climate and the water environment. A Flood Risk Assessment may be able to provide some mitigation to this constraint.</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 significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is unlikely to have a 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>	-
<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 landforms 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> <li>o Significant scale development that would further alter the character of the area and is beyond what could be easily consolidated.</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 drainage, which will have a temporary affect. A development of this scale would be required to make significant contributions through developer obligations that would mitigate for the impact of the development in terms of education, community facilities and infrastructure.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o A limited mix of house type is proposed resulting in a limited housing choice for all groups of the population. However, the LDP policies requires a mix of house types and affordable homes.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o It would provide opportunities for open space.</li> <li>o The 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 Rubbing stones are on the site. The proposal would need to avoid this site and protect its setting if allocated. However, given the scale of the proposal, the stones are likely to be negatively affected.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR142 Land West of A90 (Phase 1), North of Blairythan, Foveran</b>		<b>Proposal: 150 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>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>○ Half of the site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity. However, a growth project has been initiated – the proposal would rely on private drainage until WWTW capacity was confirmed, which would have a negative impact. This impact is likely to be medium/long-term.</li> <li>○ Invercarnie / Mannofield/Turriff WTW has capacity. Local mains reinforcement 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, 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. However, the site is near/next to a busy bus route, which could reduce commuter traffic.</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 site is on Class 3.1 prime agricultural land, the proposal would result in its loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</li> <li>○ The development of a greenfield site is likely to have a 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>○ However, the site has potential to provide biodiversity enhancements to offset the impact of development.</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 landforms 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 development would create an unnatural extension to the north of the settlement which would erode the character or the original form of the settlement. If the site is allocated, a visual impact assessment will be required and stated in the development requirements for the site.</li> <li>○ The impact is likely to have long-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 drainage which will risk a medium/long-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>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A new school is proposed as part of the development.</li> </ul>	-/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result in a better housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>		<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> </ul>	

	+	<ul style="list-style-type: none"> <li>o The site has potential to provide open space proportionate with the scale of the allocation.</li> <li>o The 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 A SMR is within the site (a farmstead still in use).</li> <li>o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</li> <li>o However, it is expected that the development design layout could accommodate the building and use the opportunity to enhance sense of place. As such, the development is unlikely to have any significant effects on the historic environment 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		

<b>Site Ref: FR143 Land West of A90 (Phase 2), North of Blairythan, Foveran</b>		<b>Proposal: Housing (mixed) estimated 410 home</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>	-	<ul style="list-style-type: none"> <li>o Due to the scale of the development it is likely to have a medium/long-term negative effect on air quality.</li> <li>o The site is near a bus route which could help reduce commuter traffic.</li> </ul>	-/0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o Half of the site is located in a SEPA waste water drainage hotspot and Blairythan Septic Tank has no capacity. However, a growth project has been initiated – the proposal would rely on private drainage until WWTW capacity was confirmed, which would have a negative impact. This impact is likely to be medium/long-term.</li> <li>o Invercannie / Mannofield/Turriff WTW has capacity. Local mains reinforcement may be required.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o 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 part of the development requirements of the opportunity site.</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 site is near/next to a busy bus route, which could help reduce commuter traffic.</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> </ul>	--

		<ul style="list-style-type: none"> <li>o The site is partially on Class 3.1 prime agricultural land; the proposal would result in its loss. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</li> <li>o The development of a greenfield site is likely to have a 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 However, the site has potential to provide biodiversity enhancements to offset the impact of development.</li> </ul>	0
<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 landforms 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> <li>o The development would create an unnatural extension to the north of the settlement which would erode the character or the original form of the settlement. If the site is allocated, a visual impact assessment will be required and stated in the development requirements for the site.</li> <li>o The impact is likely to have long-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 drainage which will risk a medium/long-term effect.</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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. A new school is proposed as part of the adjacent development (Bid Site FR142), which would comprise phase 1 of this development.</li> </ul>	-/+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The mix of house types proposed will result in a better housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The site has potential to provide open space proportionate with the scale of the allocation.</li> <li>o The 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 effect 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		

## FYVIE

### Preferred Sites

Site Ref: OP1 (FR125) Land Northeast of Peterwell Road		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 individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Fyvie WWTW has limited capacity – a growth project will be required. This is a reversible short-term impact.</li> <li>○ Due to the scale of the development proposed and the latest information, this is unlikely to be an issue and private drainage would be acceptable.</li> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody and the extent to which the allocation connects to the public sewage infrastructure.</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>○ The development of a greenfield site is likely to have a 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>○ The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	0
Landscape	0	<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>○ There will be an impact on Fyvie Gardens and Designed Landscape.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
Material Assets	+	<ul style="list-style-type: none"> <li>○ The development could support Fyvie Primary School and Turriff Academy which are both forecast to be under capacity by 2022.</li> </ul>	+
Population	+/0	<ul style="list-style-type: none"> <li>○ The development offers a housing choice in areas which are largely limited in terms of availability of housing.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ Open space provision and enhancements proposed increases in accessibility to green space.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o The 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 Opportunity to walk to services including the local shop and primary school.</li> </ul>	
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The development would have permanent negative effects on the Battle of Fyvie battleground. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>o It could affect the setting of Fyvie Castle inventory garden and designed landscape. The development may weaken the sense of place, and the identity of the existing settlement.</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

Site Ref: FR126 Land West of Fyvie Primary School, Fyvie		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>	<b>0</b>	<ul style="list-style-type: none"> <li>o For the most part, individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Fyvie WWTW has limited capacity – a growth project will be required. This is a reversible short-term impact.</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 the public sewage infrastructure.</li> </ul>	-
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o 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>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 development of a greenfield site is likely to have a 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>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>	0
<b>Landscape</b>	<b>0</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> </ul>	0

		<ul style="list-style-type: none"> <li>o Impact on Fyvie Gardens and Designed Landscape.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>o Development could support Fyvie Primary School and Turriff Academy which are both forecast to be under capacity by 2022.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>o Development offers housing choice in areas which are largely limited in terms of availability of housing, although proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o Open space provision and enhancements proposed increases in accessibility to green space.</li> <li>o The 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 Opportunity to walk to services including the local shop and primary school.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>o The development would have permanent negative effects on the Battle of Fyvie battleground. The development may weaken the sense of place, and the identity of the existing settlement.</li> <li>o Potentially adverse impacts on the setting of Fyvie Castle inventory garden and designed landscape. The development may weaken the sense of place, and the identity of the existing settlement.</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>--/-</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



## GARMOND

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR087 Site OP1 Garmond North		Proposal: 10 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <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>○ Limited capacity at both septic tanks. A growth project would be required. However, a private sewer is proposed, otherwise it will have to connect to a public sewer. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</li> <li>○ Turriff 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, 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>○ 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 site is near a bus route, which could reduce commuter traffic.</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 partial loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</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 a 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> </ul>	0

<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Over a long-term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects and will ultimately fall in line with the current pattern of development.</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 capacity, which will have a long-term or temporary affect.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, this is consistent with the existing pattern of development observed in the settlement.</li> <li>○ However, proposals must accord with the design policies in the LDP and include a mix of house types and must match with the existing density of the settlement, 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 the loss of open space/core paths.</li> <li>○ The 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>○ New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements and Garmond SMR in the long-term.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## KIRKTON OF AUCHTERLESS

### Preferred Sites

Site Ref: OP1 (FR114) Small Site at Kirkton of Auchterless		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>○ 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 and WTW has capacity and is available 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, 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 is unlikely to lead to effects on climate.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The site contains prime agricultural land which would be lost to the development and this would be irreversible. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ No significant loss or benefit to wildlife.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The natural ridgeline would be breached but given the nature of the proposal impact it would not be so significant to warrant a negative effect on the landscape.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ There would be minimal infrastructure requirements and no improvement would be required.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ There would be no real effect on population.</li> <li>○ Like to be limited house types due to the number of homes proposed.</li> </ul>	-
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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 effect 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: R2 (FR144) Auchterless Turriff, Auchterless Car Park Project		Proposal: Auchterless Car Park Project	
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	o Individual developments of this scale are unlikely to have any effect on air quality.	0
Water	0	o The site is not within an identified flood risk area.	0
Climatic Factors	0	o A proposal on this scale is unlikely to have any effect on CO <sub>2</sub> emissions.	0
Soil	0	o The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases. o The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. o Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	0
Biodiversity	0	o The proposal would have a neutral effect as it is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0
Landscape	0	o The proposal is of a scale or in a location which is unlikely to have any effect on landscape quality.	0
Material Assets	0	o The proposal will not lead to a significant increase in pressure on local infrastructure.	0
Population	0	o Significance of effects on the population is likely to be minimal.	0
Human Health	0	o Development of the site is unlikely to have any significant effects on existing pathways or access to open space. o The population is not at risk from hazardous developments.	0
Cultural Heritage	0	o Unlikely to have any effect on the historic environment.	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

Site Ref: FR115 Large Site at Kirkton of Auchterless, Turriff		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>○ 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 capacity is limited for this area however development could not proceed as proposed without an upgrade being available. Therefore, as the site is unlikely to be allocated for a large number of units no effects are predicted. An upgrade to WWTW could have a detrimental effect on water. This is a reversible short-term impact.</li> </ul>	-/0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ Due to its scale the proposal is unlikely to adversely affect this topic.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development would involve the loss of 2ha of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a long-term adverse impact on biodiversity. There are enhancement options on site but no details provided by the application. Overall, this is neutral.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ This would not be appropriate for a settlement at this scale as the site has a landscape impact due to it being formed in the space between the B992 road and higher ground towards the west of the site.</li> <li>○</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>○ The mix of house types promoted would be of some minor benefit as there is limited variation in the existing stock. Contributions to improved play space may have a material improvement in the settlement.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect on human health.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR137 Site Opposite Smallburn Cottage, Auchterless, Turriff		Proposal: 10 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 long-term 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 capacity is insufficient for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is next to the River Ythan where the quality of water is only 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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer 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 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
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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a 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. Some disturbance to the woodland is likely, especially during the construction phase.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>○ The landscape experience is likely to change - openness, line, pattern, 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 be medium-term.</li> </ul>	0

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The St Donans Cottages Septic Tank has capacity for less than 10 homes.</li> <li>o Unknown if private WWTW is possible given the proximity of the River Ythan and topography for the site.</li> </ul>	-
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, the LDP policies require proposals to have a mix of house types.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in the loss of open space/core paths.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

# METHLICK

## Preferred Sites

Site Ref: OP1 (FR034) Cottonhillock		Proposal: 20 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>○ Individual developments of this scale are unlikely to have an impact on air quality. Any impact on air quality would likely be limited to the construction phase.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Methlick WWTW has insufficient capacity available for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity, but local mains reinforcement may be required.</li> </ul>	-/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development site is not situated within a known flood extent, or adjacent to watercourses and therefore is not likely to suffer fluvial flooding.</li> <li>○ The site is generally well connected to the rest of the settlement (within 400m of various amenities including bus stops) and therefore it would encourage sustainable modes of transport.</li> <li>○ Although, the site is more than 1km from the nearest employment sites, which may have a long-term negative impact due to emissions from private car usage, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> 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>○ The development of a greenfield site is likely to have a 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>○ The development would present opportunities to enhance biodiversity through the planting of native tree species and formation of ponds/soakaways, which would provide a long-term benefit.</li> <li>○ Opportunity to create and enhance habitats within the scheme through structural planting, open space and landscaping. If the site is allocated, these mitigations would be stated as part of the development requirements of the opportunity site.</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. The relationship between landforms 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 be medium-term.</li> </ul>	0



<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ There are a number of infrastructure constraints associated with the site, namely road access, WWTW and education provision at Methlick Primary School and Meldrum Academy, which will have a temporary effect.</li> <li>○ However, 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>○ Development would contribute towards the community's housing goals and it has the potential to contribute to native tree planning and open space provision.</li> </ul>	+
<b>Population</b>	+/0	<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>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ The 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>○ Good access to community facilities and general amenities (within 400m of the site), which would encourage sustainable forms of transport, leading to a positive impact on human health.</li> </ul>	+
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent effect on the setting of gardens and designed landscapes.</li> <li>○ The impact is likely to be limited through the siting of the development site on the edge of the Designed Landscape designation, and adjacent to the existing settlement – it would be read as a continuation of the urban form. The internal focus of the designed landscape (around Haddo House) would lessen the impact.</li> <li>○ The impact could be partially mitigated through structural planting.</li> </ul>	-
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP2 (FR014) West of Black Craigs</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>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective.</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>	--	<ul style="list-style-type: none"> <li>○ Methlick WWTW has insufficient capacity available for this area and an upgrade to an adoptable standard would be required. However, this has proven a constraint to OP2 development. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity, but local mains reinforcement may be required.</li> </ul>	-

		<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is high.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development could have a short-term negative impact due to the potential for increased travel (construction works) and increased emissions.</li> <li>o A proposal of this size is unlikely to increase CO<sub>2</sub> emissions in the long run, due to the scale of the site and location close to local services and facilities.</li> <li>o Part of the site is found to be at risk of surface water flooding, but this could form part of the open space provision. The potential for landscaped SuDS area providing feature open space, landscaped with native planting is identified. A FRA may also be required. If allocated these mitigations would be stated as part of the development requirements of the site.</li> </ul>	0
<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> </ul>	0
<b>Biodiversity</b>	-/0	<ul style="list-style-type: none"> <li>o The development would not have positive or negative effects on conserving, protecting and enhancing the diversity of species and habitats, and the natural heritage of the area.</li> <li>o The development is unlikely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts.</li> <li>o The site is adjacent to ancient woodland and a buffer strip may be required to mitigate effects.</li> <li>o The development can maintain or enhance existing green networks and improve connectivity/function or create new links where needed. Buffer planting adjacent to ancient woodland will enhance the existing green network.</li> <li>o The development will result in the loss of existing trees, woodland and hedges but suitable compensatory planting can mitigate this impact.</li> </ul>	0
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o The nature of land use in the area will not be changed and displaced. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o The site is expected to enhance an extensive area of parkland to the north by linking up new footpaths and tree-lined streets throughout the development.</li> <li>o There are associated infrastructure constraints, namely a school capacity issue at Methlick Primary School and Meldrum Academy, and a WWTW issue, however 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 House types are not known except for 3-4 bedroom houses. However, proposals must accord with the design policies in the LDP and include a mix of house types. However, due to the scale of the site this is likely to be limited.</li> </ul>	+/0

<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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>○ There will be no impact 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: OP3 (FR040) Land at Sunnybrae Croft, Methlick</b>		<b>Proposal: 12 homes</b>	
<b>SEA Topics</b>	<b>Effect</b>	<b>Comments</b>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ Methlick WWTW has insufficient capacity available for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity, but local mains reinforcement 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, 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 (loch) is good.</li> </ul>	-/?
<b>Climatic Factors</b>	-	<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>○ Part of the site found to be at risk from surface water flooding will not be included within an allocation and could be mitigated through SuDS and part of the open space provision. A Flood Risk Assessment (FRA) may be required. If allocated, these mitigations would be stated as part of the development requirements for the site.</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>○ The proposal would have a neutral effect as it is of a scale or in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ New tree planting is proposed.</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 landforms 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>	0

		<ul style="list-style-type: none"> <li>o Development to the east will have a localised negative impact on the setting of the town. However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term. The site is a logical extension to the existing allocation and impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o There are associated infrastructure constraints, namely a school capacity issue at Methlick Primary School and Meldrum Academy, and a WWTW issue. However, 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 provides new homes of an appropriate mix that would contribute to a sustainable community.</li> </ul>	-/+
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>o A positive impact is anticipated as a mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development will be unlikely to have any effect 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: OP4 (FR046 &amp; FR047) Site Adj to Belmuir Lodge Methlick</b>		<b>Proposal: 63 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> <li>o The scale of development would not have a major negative impact on air quality.</li> </ul>	0
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o Methlick WWTW has insufficient capacity available for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>o Turriff WTW has capacity, but local mains reinforcement may be required</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, 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 where the quality of water bodies (loch) is good.</li> </ul>	-

		<ul style="list-style-type: none"> <li>○ The site is adjacent to a watercourse and a buffer strip would be required to mitigate against any effects. A Flood Risk Assessment may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.</li> </ul>	
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development could have a short-term negative impact due to the potential for increased travel (construction works) and increased emissions.</li> <li>○ A proposal of this size is unlikely to increase CO<sub>2</sub> emissions in the long run due to the scale of the site and location close to local services and facilities.</li> <li>○ Part of the site is found to be at risk of surface water flooding, but this could form part of the open space provision. The potential for landscaped SuDS area providing a feature open space, landscaped with native planting is identified. A FRA may also be required. If allocated these mitigations would be stated as part of the development requirements of the site.</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>	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have an 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>○ The development shall not enhance existing green networks; however, it will improve connectivity or create new links where needed.</li> <li>○ The development shall enhance biodiversity via providing wildflower, drystone walls and open space.</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 due to the topography at the north of the site. The relationship between landforms 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 site would be relatively visually prominent in the landscape. It is proposed that access would be made by cutting through a hill which will alter the landscape character. It is unlikely that strategic planting will sufficiently mitigate this effect.</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, WWTW and education provision at Methlick Primary School and Meldrum Academy, which will have a temporary effect.</li> <li>○ However, 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 not proposed. 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 the loss of open space/core paths.</li> <li>○ The 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>○ The population is not at risk from hazardous development.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development will have a long-term and permanent negative effect on the setting of listed buildings and gardens. The development risks weakening the sense of place and identity of the existing settlement.</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> <li>○ It would not be possible to mitigate against erosion of sense of place/place identity through new developments.</li> </ul>	-

<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect	
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**Alternative Sites**

None.

## NEWBURGH

### Preferred Sites

Site Ref: OP3 (FR029 and part of FR028) Land North of School Road, Mill of Newburgh		Proposal: 160 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>○ Individual developments of this scale are unlikely to have any effect on air quality. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).</li> </ul>	0
Water	- /?	<ul style="list-style-type: none"> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Newburgh. Local sewer reinforcement may be required. DIA may be required. This is a reversible short-term impact.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required and WIA required. No issues regarding reservoir 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer term.</li> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody, and the extent to which the allocation connects to the public sewage infrastructure.</li> </ul>	- /?
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ There are several services in the village, but development could have a long-term negative impact due to the potential for increased travel requirements to major service centres (e.g. Ellon or Aberdeen, to go to shops and areas of employment) and increased emissions. The village already suffers congestion; however this could be mitigated if a bypass is built and this development could contribute to that.</li> <li>○ However, the effects will be less as Newburgh is on a main bus route to Peterhead, Aberdeen and Ellon.</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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
Biodiversity	0/-	<ul style="list-style-type: none"> <li>○ Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the northeast. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. The site may represent geese feeding ground.</li> </ul>	0/+

		<ul style="list-style-type: none"> <li>○ However, planning controls on construction and operation will mitigate impacts. Access to the site is managed by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant loss of land for geese foraging or roosting is anticipated. Appropriate drainage provisions will need to demonstrate that no impact will result on the SPA and SAC sites.</li> <li>○ The development is adjacent to the international protected Ythan Estuary but is not likely to affect international and national conservation objectives and natural features. The main types of effects include disturbance to geese, recreational impacts on tern colonies, and erosion of dunes. All these effects would be long-term.</li> <li>○ The development will enhance biodiversity through the creation of public open space, which will have a long-term positive effect. It does not link to other habitats as the land around it is agricultural or residential.</li> </ul>	
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal can be accommodated within the large-scale landscape and will not affect any of its key features.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	<b>-/ - -</b>	<ul style="list-style-type: none"> <li>○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found.</li> <li>○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary.</li> <li>○ No other services are proposed within the site.</li> </ul>	-/?
<b>Population</b>	<b>+</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>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The 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>○ The development will have no impact 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: FR027 Land Southwest of Red Inch Circle, Newburgh</b>		<b>Proposal: 80 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>○ Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0



<b>Water</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, 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. Part of the site is at risk of flooding so a Flood Risk Assessment would be required to assess if any mitigation would be possible.</li> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Newburgh. Local sewer reinforcement may be required. DIA may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required and WIA required. No issues regarding reservoir capacity.</li> </ul>	-/?
<b>Climatic Factors</b>	--	<ul style="list-style-type: none"> <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. A Flood Risk Assessment may be able to identify mitigation measures.</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>○ Prime agricultural land is found within the proposed site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
<b>Biodiversity</b>	--	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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. Loss of a greenfield site can be mitigated through provision of good quality open space that can enhance biodiversity.</li> <li>○ Sands of Forvie SAC; Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Buchan Ness to Collieston Coast SPA are set to the northeast. The site is at a close proximity to the qualifying sites and likely to have an impact on the qualifying species from foul water drainage and recreation impacts. The site may represent geese feeding ground. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the designations.</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 landforms 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 negative impact on landscape character could be partially mitigated with shelterbelts and screening.</li> </ul>	0
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include community facilities. Where a need is identified as a result of the development, developer obligations would be sought to mitigate for the effects of the development on the wider community.</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> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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>○ No 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	
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<b>Site Ref: FR050 Land to the North of Oceanlab, Newburgh</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>	<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. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).</li> </ul>	0
<b>Water</b>	<b>- /?</b>	<ul style="list-style-type: none"> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Newburgh. Local sewer reinforcement may be required. DIA may be required. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required and WIA required. No issues regarding reservoir 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ With the information on the quality of water around the site, in particular the Ythan Estuary, the effects could be significant in the longer term, and adverse impacts on the watercourse to the west of the site could potentially be mitigated through a buffer strip.</li> </ul>	--/?
<b>Climatic Factors</b>	<b>-/0</b>	<ul style="list-style-type: none"> <li>○ There are several services in the village, but development could have a long-term negative impact due to the potential for increased travel requirements to major service centres (e.g. Ellon or Aberdeen, to go to shops and areas of employment) and increased emissions. The village already suffers congestion; however this could be mitigated if a bypass is built and this development could contribute to that.</li> <li>○ However, the effects will be less as Newburgh is on a main bus route to Peterhead, Aberdeen and Ellon.</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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
<b>Biodiversity</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact of geese grazing grounds. Planning controls on construction and operation will mitigate impacts. The proposal would need to connect to a public sewer to mitigate effects on the designations.</li> </ul>	--/0

		<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through the creation of public open space, which will have a long-term positive effect. However, it does not link to other habitats as the land around it is agricultural or residential.</li> </ul>	
<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>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	-
<b>Material Assets</b>	- -	<ul style="list-style-type: none"> <li>○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. This could be mitigated through developer obligations contributing to an upgrade to the school.</li> <li>○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary.</li> <li>○ No other services are proposed within the site.</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> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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 site/setting of a category B listed Ythan Lodge. The development may weaken the sense of place, by obstructing views across the Ythan Estuary and towards Newburgh.</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: FR052 Site Adjacent to Waterside Cottages, Newburgh</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>	<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. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).</li> </ul>	0
<b>Water</b>	- /?	<ul style="list-style-type: none"> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Newburgh. Local sewer reinforcement may be required. DIA may be required. This is a reversible short-term impact.</li> </ul>	- /?

		<ul style="list-style-type: none"> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required and WIA required. No issues regarding reservoir 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, 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 (in this case the Ythan Estuary), and the extent to which the allocation connects to the public sewage infrastructure.</li> </ul>	
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There are several services in Newburgh, and it is unlikely to have any effect on climate and the water environment. The A975 is on a main bus route to Peterhead, Aberdeen and Ellon.</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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. There may also be issues through drainage, visitor pressure and impact of geese grazing grounds</li> <li>○ The main types of effects include disturbance to geese, and recreational impacts on tern colonies. Despite the small scale of the proposal, its proximity to the estuary and sand dunes means it could have long-term effects. Potential mitigation measures are unclear for a such a unique habitat, however discussions with the environment team could make these clearer.</li> </ul>	-/?
<b>Landscape</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The site overlooks the Ythan Estuary, and while views from it are obscured by trees, the landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, and naturalness will change.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	-
<b>Material Assets</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, and this proposal will have a long-term effect unless a solution to increase the school's capacity can be found. This could be mitigated through developer obligations contributing to an upgrade to the school.</li> <li>○ There is uncertainty if there is a sewage issue, as data from Scottish Water's website on Newburgh is unavailable. If resolved, these effects would be temporary.</li> <li>○ No other services are proposed within the site.</li> </ul>	-/?
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in limited housing choice for all groups of the population.</li> <li>○ This would be mitigated as the Local Development Plan will only permit sustainable mixed developments with a minimum of 25% affordable housing.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No impacts of note.</li> </ul>	0
<b>Cultural Heritage</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ No sites will 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: Infill (FR093) Site at Former Smithy, Main Street, Newburgh		Proposal: 1 home (Infill)	
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. Newburgh is not at risk from poor air quality and there is good public transport provision (buses).</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ The WWTW and WTW capacity is unknown for this area. The 2017 LDP states “There is insufficient capacity at Balmedie Waste Water Treatment Works to treat all sites allocated at Balmedie, Belhelvie, Newburgh and Potterton. Scottish Water will initiate a growth project, should demand from committed development exceed available capacity.” Neighbouring planning application installed a septic tank. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The effect on the water environment also depends on; potential deterioration of a waterbody (in this case the Ythan Estuary), and the extent to which the allocation connects to the public sewage infrastructure. On its own, the proposal should not have any significant impact on water quality.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The eastern edge of the site is in an area identified as at flood risk, but is unlikely to have any effect on climate and the water environment given that most of the site is unaffected. Being next to an estuary, there will be no downstream impacts.</li> <li>○ The proposal is located immediately adjacent to Newburgh, which is on a bus route and has several 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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the east, but the proposal is not likely to affect the international and national conservation objectives and natural features. The main types of effects include disturbance to geese, recreational impacts on tern colonies, and erosion of dunes. Given the small scale of the proposal, and its proximity to the estuary and sand dunes means that it could have long-term effects, but this is unlikely.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ The scale and location of the proposal is unlikely to have any effect on landscape quality.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ There is an education infrastructure constraint at Newmachar Mathers Primary School. Its school roll is rising, but this proposal is unlikely to have any effect on material assets.</li> <li>○ There is uncertainty if there is a sewage issue, as data from Scottish Water’s website on Newburgh is unavailable. An adjacent planning application that was approved for a single house proposed a septic tank.</li> <li>○ No other services are proposed within the site.</li> </ul>	0
Population	-	<ul style="list-style-type: none"> <li>○ Single house proposed.</li> </ul>	-

<b>Human Health</b>	<b>0</b>	o No impacts of note.	0
<b>Cultural Heritage</b>	<b>0</b>	o No sites will be affected.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## OLDMELDRUM

### Preferred Sites

Site Ref: OP1 (FR119) Land north of Distillery Road		Proposal: 88 homes (increased from 50 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	-	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum.</li> <li>○ The site is next to a busy bus route, which may help reduce commuter traffic.</li> </ul>	-/?
Water	--	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. Given the site is already allocated in the LDP it can be expected that there will be capacity for this site. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</li> <li>○ There is a possibility for some localised impacts on the watercourse; however, this is opportunity site provides SuDS to deal with existing surface water flood risk and to increase riparian areas to allow for improvements in water quality. This should balance any negative effects resulting from the development.</li> <li>○ Also, buffer strips would be required along watercourse on either side of the site to mitigate against any effects. If allocated, these mitigations would be stated in the development requirements of the opportunity site.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The development is not in a flood risk area.</li> <li>○ Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.</li> </ul>	0/?
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development would result in the significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</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>○ A buffer strip next to the watercourse would provide a biodiversity enhancement opportunity.</li> </ul>	0/+
Landscape	0	<ul style="list-style-type: none"> <li>○ The site is well screened and within the town and there would be no discernible impact on the landscape.</li> </ul>	0
Material Assets	+/-	<ul style="list-style-type: none"> <li>○ The proposal would introduce community facilities (church).</li> </ul>	+

		<ul style="list-style-type: none"> <li>There is insufficient secondary school capacity, and secondary road access is required. 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 i.e. provide road solution and education provision.</li> </ul>	
<b>Population</b>	+	<ul style="list-style-type: none"> <li>The development could facilitate a greater mix of housing in this area and assist in permeability of the settlement.</li> <li>Due to the site's central location in the settlement the development would allow integration of people; where they live and work.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>The 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 in a central location within the town, pedestrian links would be improved.</li> <li>Provides opportunities for new path links (e.g. to King Street).</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>The development risks a visual impact on the setting of the adjacent Oldmeldrum Conservation Area. If allocated, a proposed mitigation would be stated as part of the development requirements for the site, namely that the design of buildings on the site should seek to reflect the surrounding local architectural styles and be respectful of the townscape and potential visual impact of height and scale of the development on the surrounding streets.</li> </ul>	-/0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP4 (FR069) Land at Chapel Park, Oldmeldrum</b>		<b>Proposal: 68 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 a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum.</li> <li>The site is next to a busy bus route, which may help reduce commuter traffic.</li> </ul>	-/?
<b>Water</b>	--	<ul style="list-style-type: none"> <li>Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. Given the site is already allocated in the LDP it can be expected that there will be capacity for this site. This is a reversible short-term impact.</li> <li>Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, 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 is not in a flood risk area.</li> <li>Although development could have some negative impacts due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.</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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 Buchan Ness to Collieston Coast SPA, Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are likely to be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>o The development will enhance biodiversity through redevelopment of brownfield land.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland would reduce potential negative effects and provide biodiversity enhancement opportunities (woodland on site protected by condition on the consent granted on site already).</li> </ul>	+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o Minimal landscape impact as the development fits within the existing tree belt.</li> <li>o Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will lead to some pressure on local infrastructure however a WWTW upgrade is due 2022.</li> <li>o Meldrum Academy will be over capacity, however, 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 is 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 It would not result in the loss of open space/core paths.</li> <li>o Links to an existing settlement already exist.</li> <li>o The 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 effect 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: OP5 (FR061) Newbarns</b>		<b>Proposal: 146 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 A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality, is anticipated.</li> </ul>	-

<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. It is anticipated that provision would be made for a new development. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ A watercourse runs through the site (Burn of Gownor) and field drain along eastern boundary. A buffer strip would be required alongside all watercourses to mitigate against any effects. If allocated, these mitigations would be stated as part of the development requirements of the opportunity site.</li> </ul>	-/?
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ Although development could have some negative impacts due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum.</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. This could be mitigated through SuDS and a Flood Risk Assessment (FRA). 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.</li> <li>○ Partially overlaps with an area of carbon rich soil and peatland.</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 has potential to maintain or enhance existing green networks and improve connectivity/function or create new links where needed: the site is adjacent to ancient woodland which could be protected with a buffer strip and/or extended into the site.</li> <li>○ Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or watercourse would reduce potential negative effects of the development 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>	0	<ul style="list-style-type: none"> <li>○ The proposal is in a location which is unlikely to have any effect on landscape quality.</li> <li>○ Although the nature of land use in the area will be changed and displaced, and the relationship between landforms and land use, field pattern and boundaries as well as buildings and structure will change, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>○ The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of the sewage network and the education provision. However, 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>○ The mix of house types proposed results in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways. There is potential for improved access to a nearby recreational path (the Den of Gownor track).</li> </ul>	+

		<ul style="list-style-type: none"> <li>o The 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 The population is not at risk from hazardous developments.</li> </ul>	
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o There is potential for an adverse impact on Scheduled monument, The Temple Stones, stone circle northeast of Potterton House. An assessment will be required to ascertain likely impacts on 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: OP2 (FR068) Coutens</b>		<b>Proposal: 85 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 a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development would result in increased traffic flow through Oldmeldrum.</li> <li>o The site is next to a busy bus route, which may help reduce commuter traffic.</li> </ul>	-/?
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. Given the site is already allocated in the LDP it can be expected that there will be capacity for this site. This is a reversible short-term impact.</li> <li>o Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</li> <li>o A buffer strip would be required along the watercourse that runs adjacent to the site to mitigate against any effects. If allocated, this mitigation would be stated in the development requirements of the opportunity site.</li> </ul>	0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o The development is not in a flood risk area.</li> <li>o Although development could have some negative impact due to the potential for increased travel requirements (the need to travel to some services and other areas of employment) and increased emissions, the site is well connected within Oldmeldrum. The site is also near a bus route, which may help reduce commuter traffic.</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 to the south of the site. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 Buchan Ness to Collieston Coast SPA, Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are likely to be affected through indirect drainage. Planning controls on construction and operation will mitigate impacts.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o The development may maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o Biodiversity enhancements are proposed, and the site will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	
<b>Landscape</b>	0	<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, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o The proposal will lead to significant pressure on local infrastructure, namely WWTW and education. However, a WWTW upgrade is due 2022, and 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 i.e. provide road solution and education provision.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o Development would enhance green networks and make good provision of open space.</li> </ul>	-/0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is 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>	+	<ul style="list-style-type: none"> <li>o The proposal provides open space proportionate with the scale of allocation.</li> <li>o The 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 effects on the battlefield that lies on the south part of the site (Battle of Barra): the development may weaken the sense of place, and the identity of an existing settlement.</li> <li>o Due to nearby sites of historic and archaeological interest, and the potential for unrecorded archaeology, a programme of archaeological works is likely to be required.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## Alternative Sites

Site Ref: FR083 Land at Colpy Roundabout, Oldmeldrum		Proposal: Employment land	
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>○ In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The development risks are increased traffic flow through Oldmeldrum.</li> <li>○ The development of employment land is likely to worsen air quality due to the nature of potential uses and vehicular transport to and from the site.</li> </ul>	-/?
Water	0/?	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. The demand for wastewater capacity will depend on the business use - early engagement with Scottish Water is encouraged.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, 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 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 the 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> </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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a 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 watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	--	<ul style="list-style-type: none"> <li>○ The proposal is likely to have a significant negative impact on the setting of Oldmeldrum. Significant strategic planting would be required to reduce its visual impact from the road.</li> </ul>	--/?

		<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 The proposal is not expected to lead to any significant pressure on local infrastructure.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. Would enhance/maintain supply of employment land with good transport links.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The development would allow integration of people; where they meet and work. Employment opportunity in the town.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> </ul>	-
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The development will have a direct effect on the land uses around the Barra Battlefield site.</li> <li>o The development may weaken the sense of place, and the identity of the settlement given its distance from the centre, however the effect is in part lessened by the adjacent land uses and topography.</li> <li>o Nonetheless, the site is located within an important area associated with the battle and close to an area of fighting (i.e. The Bruce's Stone and the Comyn Lines). It sits within an area of high archaeological potential, and may result in the encroachment of modern development towards the centre of the battlefield.</li> <li>o Due to development impacting on a site of historic and archaeological interest with the potential for unrecorded archaeology, a programme of archaeological works would be required.</li> </ul>	--
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR111, Site 2, Land Adjacent to Millburn Road &amp; B9170 Oldmeldrum</b>		<b>Proposal: 200 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>	-	<ul style="list-style-type: none"> <li>o A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality, is anticipated.</li> </ul>	-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible medium/long-term impact.</li> <li>o Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</li> </ul>	-/?

		<ul style="list-style-type: none"> <li>o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is good.</li> <li>o A watercourse runs adjacent to the site. A buffer strip would be required alongside all watercourses to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site.</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) with associated increased emissions.</li> <li>o Part of the site is identified as being at flood risk and risks long-term effects on climate and the water environment. However, through appropriate design it could lead to decreased run-off. However, using the principals of SuDS, and by avoiding development of areas at risk close to the burn this could be avoided. Increased planting on site may reduce run-off rates from the current agricultural use. A FRA may also be required. If allocated, these mitigations would be stated as part of the development requirements of the opportunity 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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 Unlikely to have a long-term adverse impact on biodiversity.</li> <li>o The development has potential to maintain or enhance existing green networks and improve connectivity/function or create new links where needed: site adjacent to ancient woodland which could be protected with a buffer strip and/or extended into the site.</li> <li>o Mitigation measures, such as compensatory planting or a buffer strip next to an area of woodland or watercourse would reduce potential negative effects of the development 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>	0	<ul style="list-style-type: none"> <li>o The proposal is in a location which is unlikely to have any effect on landscape quality.</li> <li>o Although the nature of land use in the area will be changed and displaced, and the relationship between landforms and land use, field pattern and boundaries as well as buildings and structure will change. Given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	--	<ul style="list-style-type: none"> <li>o The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of the sewage network, road access and the education provision. However, 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 No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> <li>o The development may allow integration of people; where they live and work.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o Opportunities exist to improve walking and cycling links, and provide additional linkage and improvement to open space provision</li> <li>o It would not result in the loss of open space/core paths, with opportunity to greatly enhance core path access and recreation associated with a riparian setting.</li> </ul>	+

		<ul style="list-style-type: none"> <li>o The 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 The population is not at risk from hazardous developments.</li> </ul>	
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o Despite the battlefield designation, subject to retaining the riparian area with the potential to enhance access to the Meadow Burn, there is potential for increasing understanding of the site as part of the history of Barra Battlefield.</li> </ul>	-/0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR012 Driving Range, Oldmeldrum</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>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 Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible short-term impact.</li> <li>o Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</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, silt deposition and water-borne pollution.</li> </ul>	0/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o 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>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 a significant loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 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 not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o The development will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	+
<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. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	0



		<ul style="list-style-type: none"> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will lead to pressure on local infrastructure. Notably, the WWTW, and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required.</li> <li>o However, 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 site is also relatively remote from the settlement and local services.</li> </ul>	0/-
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>o A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o The 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 Close proximity to sports facilities and potential active travel opportunities.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o No 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		

<b>Site Ref: FR062, Newbarns Phase 2 Oldmeldrum</b>		<b>Proposal: 146 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 A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it will increase traffic flow through Oldmedrum, a town where air quality is approaching the EU objective. A long-term negative effect on air quality is anticipated.</li> </ul>	-
<b>Water</b>	--	<ul style="list-style-type: none"> <li>o Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible medium-term impact.</li> <li>o Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</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, silt deposition and water-borne pollution. The impact is likely to be short-term. Any potential impacts on the water environment can be mitigated by SuDS.</li> </ul>	-/?
<b>Climatic Factors</b>	0/-	<ul style="list-style-type: none"> <li>o The site is not in a flood risk area.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel and increased emissions.</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 a significant loss of prime agricultural land and it partially overlaps with an area of carbon rich soil and peatland. This will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a 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>○ The development has potential to enhance existing green networks and improve connectivity/function or create new links where needed as there is ancient woodland close by. If the site is allocated, mitigation measures, such as compensatory planting would reduce potential negative effects and provide biodiversity enhancement opportunities and if the site is allocated, these mitigations will be stated as part of the development requirements for the site.</li> </ul>	+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ No significant landscape impact is anticipated.</li> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will lead to pressure on local infrastructure. Notably, the WWTW, and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required.</li> <li>○ However, 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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. There are disadvantages associated with the site, including the need for schoolchildren to cross the A947 and the impact that development may have on the opportunities for an “eastern by-pass”.</li> <li>○ The site is also relatively remote from the settlement and local services.</li> </ul>	-/?
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The mix of house types proposed results in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space. Access to existing recreational area is expected.</li> <li>○ The 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 in a central location within the town, pedestrian links would be improved.</li> <li>○ The population will not be at risk from hazardous developments.</li> </ul>	0/+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR073 Land at Parkside Piggery, Oldmeldrum		Proposal: 10 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	-	<ul style="list-style-type: none"> <li>○ For the most part, air quality is likely to have short to medium-term temporary insignificant effects, the site is small scale.</li> <li>○ Quite an isolated site, no pedestrian links to Oldmeldrum, no bus stop close by which means reliance on private cars. However, developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, 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>○ No flood risk. Small-scale surface water issues only, that would be resolvable through an appropriate drainage system.</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, a development of this scale is unlikely to have any effect on 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 remediation of potentially contaminated soil.</li> </ul>	+/?
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	0/+
Landscape	+	<ul style="list-style-type: none"> <li>○ Redundant piggery buildings, which appear unsightly in the wider landscape, would be redeveloped</li> </ul>	+
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 capacity at Meldrum Academy.</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. However, road may not be upgradeable to an adoptable, which may have a long-term effect.</li> <li>○ Quite isolated site, no pedestrian links to Oldmeldrum, no bus stop close by.</li> </ul>	-/?
Population	-	<ul style="list-style-type: none"> <li>○ No mix of house types identified, but small proposal could deliver a diverse offering, inclusive of affordable housing provision. These would be required through the 'Shaping Places' policies within the Local Development Plan.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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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<b>Site Ref: FR088 Land at Parcock Quarry, Oldmeldrum</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>	--	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible short-term impact.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, silt deposition and water-borne pollution.</li> </ul>	0/?
<b>Climatic Factors</b>	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
<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 remediation of potentially contaminated land.</li> </ul>	+
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	0
<b>Landscape</b>	+	<ul style="list-style-type: none"> <li>○ Creation of houses with landscaping would make a more positive contribution to the landscape than its previous use as a quarry.</li> </ul>	+
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will lead to pressure on local infrastructure. Notably, WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required.</li> <li>○ However, 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>○ Although the site benefits from existing access and transportation links, the site is relatively inaccessible to the range of local services in Oldmeldrum.</li> <li>○ However, the site is adjacent to core paths that link the site to a footpath network.</li> </ul>	-/+
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0

<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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 effect 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: FR110 Site 1, Land Adjacent to B9170, Oldmeldrum</b>		<b>Proposal: 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>	-/?	<ul style="list-style-type: none"> <li>○ The development of employment land is likely to worsen air quality due to the nature of potential uses and vehicular transport to and from the site.</li> </ul>	-/?
<b>Water</b>	0/?	<ul style="list-style-type: none"> <li>○ Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. The demand for wastewater capacity will depend on the business use - early engagement with Scottish Water is encouraged.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir 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, 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 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 the public sewage infrastructure.</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> </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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a greenfield site is unlikely to have a 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 watercourse 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 proposal would lead to some degree of landscape change as it would significantly extend the settlement to the south. Oldmeldrum has quite a unique situation within the landscape. This could be mitigated to some extent by boundary and landscaping within the bid site and the site is relatively flat and would only be prominent from the B9170.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>○ The proposal is not expected to lead to any significant pressure on local infrastructure.</li> <li>○ Infrastructure requirements may require some alterations to B9170, but these are likely to be relevantly scaled to the site. Further discussion with Roads Development may be required here.</li> <li>○ Development provides supply of employment land.</li> </ul>	+/?
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow further employment land in the village, which is within 1km of the core of the village and has good cycle and pedestrian links close to the site. However, it is not in close integration to housing areas and may promote more car usage than alternative sites which are closer to residential areas.</li> </ul>	0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>○ The development will have a direct effect on the land uses around the Barra Battlefield site. It would be located in the vicinity of an area of fighting and important places associated with the battle (i.e. The Bruce Field and the Comyn Lines).</li> <li>○ The development may weaken the sense of place, and the identity of the settlement given its distance from the centre. However, the effect is in part lessened by the adjacent land uses and topography.</li> <li>○ Due to the development impacting on a site of historic and archaeological interest, with the potential for unrecorded archaeology, a programme of archaeological works would be required.</li> </ul>	--/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR135 Site Adjacent to Gownor, Oldmeldrum		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	-	<ul style="list-style-type: none"> <li>o In terms of air quality, the development is likely to have a long-term negative effect on air quality, particularly in towns where air quality is approaching the EU objective. The housing numbers are unknown, but the development is likely to result in increased traffic flow through Oldmeldrum.</li> </ul>	-/?
Water	--	<ul style="list-style-type: none"> <li>o Capacity at Oldmeldrum WWTW is not currently available for this area however an upgrade is due 2022-23. A further growth project may be required to accommodate this development. This is a reversible short/medium-term impact.</li> <li>o Invercarnie, Mannofield and Turriff WTW has sufficient capacity. Local water mains reinforcement may be required depending on outcome of WIA. No issues regarding reservoir capacity.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-/?
Climatic Factors	0/-	<ul style="list-style-type: none"> <li>o The site is not in a flood risk area.</li> <li>o The development could have a long-term negative impact due to the potential for increased travel and increased emissions.</li> </ul>	0/-
Soil	--	<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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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>o The development of a greenfield site is likely to have a 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>o The development has potential to maintain or enhance existing green networks and improve connectivity/function or create new links where needed as there is ancient woodland close by with potential to plant a buffer strip adjacent to this. If the site is allocated, the need for such a buffer strip would be stated as part of the development requirements of the site.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>o No significant landscape impact, as the site is well contained.</li> <li>o Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to be medium-term.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>o The proposal will lead to pressure on local infrastructure. Notably, a WWTW and there are education constraints as Meldrum Academy will be over capacity by 2022. Road access improvements would also be required.</li> <li>o However, 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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site does not currently connect well with the settlement.</li> </ul>	-/?

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o A poor mix of house types is 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>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 in a central location within the town, pedestrian links would be improved.</li> <li>o The population will not be at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR136 Site Opposite Auquhorthies Croft, Oldmeldrum</b>		<b>Proposal: 6 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	Although the proposal would promote the use of the private car it is unlikely that the scale of the proposal would lead to a significant effect on air quality.	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o The WWTW/WTW capacity is unknown for this area and it is likely that a private sewer is required. If the site is allocated, this will be specified in the Settlement Statement. This is a reversible short-term impact.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o 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 in the development requirements of the opportunity site.</li> </ul>	0/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o Significant distance from facilities.</li> <li>o Although the proposal would promote the use of the private car it is unlikely that the scale of the proposal would lead to a significant effect on climate or that climatic factors would place the site at risk.</li> </ul>	0
<b>Soil</b>	-	o The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Prime agricultural land is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss.	-
<b>Biodiversity</b>	0	o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, such mitigation measures will be stated as part of the development requirements for the site.	0



<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced but through sensitive design, landscape impact could be minimised.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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, WWTW and education capacity at Meldrum Academy.</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. However, the road may not be upgradeable to an adoptable standard, which may have a long-term effect.</li> <li>○ Quite an isolated site, no pedestrian links to Oldmeldrum and no bus stop close by.</li> </ul>	-/?
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have a significant effect on human health.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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		

## PITMEDDEN AND MILLDALE

### Preferred Sites

Site Ref: OP2 (FR006 and FR007) Land Southwest of Pitmedden		Proposal: 219 homes and new primary school	
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>○ A proposal of this scale will lead to a decrease in air quality. Given the nature of the development this is considered to be long-term and permanent.</li> </ul>	-
Water	--	<ul style="list-style-type: none"> <li>○ Pitmedden WWTW is not available for the whole of the site. This is a reversible short-term impact. Scottish Water will initiate a growth project once development meets the 5 growth criteria. A DIA is required.</li> <li>○ Turriff WTW has sufficient capacity, but a WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity and a growth project is planned. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near a watercourse where the quality of water bodies is medium. This could be mitigated by an appropriate SuDS scheme.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ The site is adjacent to an area predicted by SEPA to flood and may have pockets of localised drainage issues. These are known and will be planned around through the provision of appropriate SuDS. It is unlikely to have any impacts on water quality.</li> <li>○ A proposal of this scale may cause an increase in CO<sub>2</sub> emissions through increased car travel. This would be a medium-term risk.</li> </ul>	0
Soil	--	<ul style="list-style-type: none"> <li>○ A development of this scale will have a significant impact on soil identified as prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. Arguments presented by the developer that all because the site is identified as "prime", does not mean it is utilised as such and that it should also impede development. It cannot be argued that a public benefit identified for one site automatically applies to all others.</li> </ul>	--
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The proposal would have a moderately positive effect through conserving and enhancing significant habitats, and maintaining and enhancing habitat connectivity.</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. The relationship between landforms 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>	0

		o However, the area is currently very well hidden from surrounding areas and this is unlikely to be an issue. Effects are only likely to be medium-term.	
<b>Material Assets</b>	<b>+</b>	o Proposals of this scale could have a positive effect through provision of affordable housing, waste water infrastructure and creation of the community woodland. Any negative impacts could be mitigated through contributions via developer obligations.	<b>+</b>
<b>Population</b>	<b>?</b>	o Specification is not given for the mix of house types proposed resulting in a limited housing choice for all groups of the population. This is not a material concern as the Local Development Plan policies on housing and affordable housing stipulate a mix of tenure with a minimum of 25% of the housing stock being classified as affordable.	<b>+/0</b>
<b>Human Health</b>	<b>-</b>	o The proposal is partly located in a health and safety outer consultation zone for oil/gas pipelines. The impacts from this would be medium-term but could be managed through good design. This would need to be considered within the design process and presented as part of the planning application.	<b>0</b>
<b>Cultural Heritage</b>	<b>?</b>	o There is potential for an adverse impact (A listed, Udny Castle). An existing tree belt should be maintained to protect its setting.	<b>0</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP3 (FR108) Mill of Allathan</b>		<b>Proposal: 68 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 Development is of a scale which may have an effect on air quality.	<b>-</b>
<b>Water</b>	<b>-</b>	o Pitmedden WWTW is not available for the whole of the site. This is a reversible short-term impact. Scottish Water will initiate a growth project once development meets the 5 growth criteria. A DIA is required. o Turriff WTW has sufficient capacity, but a WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity and a growth project is planned. This is a reversible short-term impact. o Subject to avoidance of the riparian area and associated flood risk area there would be no effect on water quality o There is potential for contamination from the nearby landfill but effective remediation would lead to a potentially positive effect. Overall, the impact is likely to be neutral.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	o Subject to avoidance of flood risk, the proposal is unlikely to have any impact on or be at risk from climatic factors.	<b>0</b>
<b>Soil</b>	<b>-</b>	o The proposed development would result in the loss of prime agricultural land. Again, potential for contamination to be removed but overall still a negative effect. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.	<b>-</b>

<b>Biodiversity</b>	<b>+</b>	o Mitigation measures could reduce potential negative impacts and provide biodiversity enhancement opportunities. Such measures would be in accordance with the Parks and Open Space Strategy.	0
<b>Landscape</b>	<b>-</b>	o There could be minor impacts on the immediate landscape setting of Ptimedden as the development would be on a prominent slope above the settlement. The proposal would have some detrimental effects on the landscape character albeit at a small scale. Negative landscape impacts could potentially be mitigated through strategic planting.	0
<b>Material Assets</b>	<b>0</b>	o Other than secondary school capacity, the proposal would have largely neutral impacts.	0
<b>Population</b>	<b>+/0</b>	o The development would have no significant effect on population other than providing a mix of housing. This would be a requirement at planning permission stage in order to comply with the LDP policies.	+/0
<b>Human Health</b>	<b>0</b>	o It would not result in the loss of open space/core paths. The site is located within HSE's outer pipeline consultation zone.	-
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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: OP4 (FR015) Land at Cloisterseat</b>		<b>Proposal: 10 homes and 0.8ha of 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>	o Individual developments of this scale are unlikely to have any effect on air quality.	0
<b>Water</b>	<b>0</b>	o The proposal is unlikely to have any significant effect on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity, and it does not propose private water abstraction.	0
<b>Climatic Factors</b>	<b>0</b>	o The site is not within an identified flood risk area. o A proposal on this scale is unlikely to have any effect on CO <sub>2</sub> emissions. o Use of biomass for district heating will have a positive effect on neutralising CO <sub>2</sub> emissions.	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. o The proposal is not on prime agricultural land or carbon rich land.	0
<b>Biodiversity</b>	<b>0</b>	o The development is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	0
<b>Landscape</b>	<b>0</b>	o The proposal is of a scale or in a location which is unlikely to have any effect on landscape quality and any adverse impacts could be mitigated through design.	0

<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The proposal will make a small contribution to sustaining Pitmedden Primary School.</li> <li>○ The proposal includes woodland expansion and/or creation.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result 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>○ Development of the site is unlikely to have any significant effect on existing pathways or access to open space.</li> <li>○ The population is 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 effect 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		

### Alternative Sites

<b>Site Ref: FR008 Land allocated for Hall OP1 South West of Pitmedden</b>		<b>Proposal: 5 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>○ A proposal of this scale is unlikely to impact on air quality.</li> </ul>	<b>0</b>
<b>Water</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The WWTW is not available for the whole of the area. This is a reversible short-term impact.</li> </ul>	<b>-</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The site is adjacent to an area predicted by SEPA to flood. This will be planned through the provision of appropriate SUDS. It is unlikely to have any impact on water quality. A Flood Risk Assessment could identify mitigation measures.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ This development is unlikely to have an impact on soils other than short-term and temporary impacts at the construction phase.</li> </ul>	<b>0</b>
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal has modest improvements to existing biodiversity.</li> </ul>	<b>0</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 landforms 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, the site is currently within the urban area and this is unlikely to be an issue. Effects are only likely to be medium-term.</li> </ul>	<b>0</b>
<b>Material Assets</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ Proposals of this scale have no material benefits for the community.</li> <li>○ The loss of a site for the public hall represents a significant disadvantage for this proposal.</li> </ul>	<b>-</b>

<b>Population</b>	?	o Specification is not given for the mix of house types proposed resulting in a limited housing choice for all groups of the population. However, planning permission would be granted in accordance with the LDP policies therefore providing a sustainable mixed development with a minimum of 25% affordable housing.	+/0
<b>Human Health</b>	0	o There are no impacts on human health.	0
<b>Cultural Heritage</b>	0	o The proposal is unlikely to have any effect 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: FR094 Land for housing at Norse Yard, Pitmedden</b>		<b>Proposal: 10-15 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 In terms of air quality, the development is unlikely to have a long-term negative effect on air quality. o For the most part, air quality is likely to have short to medium-term temporary insignificant effects.	0
<b>Water</b>	0	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, silt deposition and water-borne pollution. The impact is likely to be short-term. o The watercourse that runs past the development and feeds into a watercourse where the quality of water at Bronie Burn is 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 the public sewage infrastructure. With the information on the quality of water around the site, the effects could be significant in the longer term.	0
<b>Climatic Factors</b>	0/-	o There would be minimal CO <sub>2</sub> emissions from general heating and travel. o The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions. o The development is in an area that is partially identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment.	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 could result in remediation of contaminated soil.	+

<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation, but as it is surrounded by mature trees, this could disturb species that use the site as a habitat. However, almost half of the site is in use for storage, so the impact is likely to be low.</li> <li>○ The development's open space proposes SuDS next to the watercourse, which could enhance the diversity of species and habitats, and the natural heritage of the area.</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>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have a negative impact on the landscape character and the effect is likely to be long-term.</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 within this sensitive landscape.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	<b>0</b>
<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> <li>○ Proposes the removal of employment land.</li> </ul>	<b>0</b>
<b>Population</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, the LDP policy requires a mix of house types.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The adjacent core paths will not be affected.</li> <li>○ Any contaminated soil would be removed.</li> </ul>	<b>0</b>
<b>Cultural Heritage</b>	<b>--</b>	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effects on the setting of Pitmedden's gardens and designed landscape. The development may weaken the sense of place, and the identity of Pitmedden, by infilling development between the walled garden and the B999. With the exception of the existing warehouse on the bid site, land between the walled garden and the B999 is generally uninterrupted from Pitmedden to the crossroads.</li> <li>○ The proposal may have a potential impact on views from the Great Garden, which could affect the setting for both the A listed building and the designed landscape.</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 also in Pitmedden and adjacent development.</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>-</b>
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR095 Land for Mixed use at Norse Yard, Pitmedden		Proposal: 12 homes and commercial 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	0	<ul style="list-style-type: none"> <li>○ In terms of air quality, the development is unlikely to have a long-term 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	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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The watercourse that runs past the development and feeds into a watercourse where the quality of water at Bronie Burn is 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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer 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 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 that is partially identified at fluvial water flood risk and is likely to have a long-term effect on climate and the water environment.</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 could result in remediation of contaminated soil.</li> </ul>	+
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is unlikely to have a long-term adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation, but as it is surrounded by mature trees, this could disturb species that use the site as a habitat. However, almost half of the site is in use for storage, so the impact is likely to be low.</li> <li>○ The development's open space proposes SuDS next to the watercourse, which could enhance the diversity of species and habitats, and the natural heritage of the area.</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>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it could have a negative impact on the landscape character and the effect is likely to be medium-term.</li> </ul>	0



		<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 within this sensitive landscape.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o 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>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o The development would allow integration of people; where they live and work. Employment opportunity in the village.</li> <li>o This can be mitigated through Local Development Plan policies that ensure that developments are made up of mixed sustainable communities with a minimum of 25% affordable housing</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The adjacent core paths will not be affected.</li> <li>o Any contaminated soil would be removed.</li> </ul>	0
<b>Cultural Heritage</b>	--	<ul style="list-style-type: none"> <li>o The development will have long-term and permanent negative effects on the setting of Pitmedden's gardens and designed landscape. The development may weaken the sense of place, and the identity of Pitmedden, by infilling development between the walled garden and the B999. With the exception of the existing warehouse on the bid site, land between the walled garden and the B999 is generally uninterrupted from Pitmedden to the crossroads.</li> <li>o The proposal may have a potential impact on views from the Great Garden, which could affect the setting for both the A listed building and the designed landscape.</li> <li>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 Pitmedden and adjacent development.</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		

<b>Site Ref: FR096 Land at West and North West Pitmedden</b>		<b>Proposal: Erection of 90 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 In terms of air quality, the development is unlikely likely to have a long-term negative effect on air quality.</li> <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 Pitmedden WWTW is not available for the whole of the site. This is a reversible short-term impact. Scottish Water will initiate a growth project once development meets the 5 growth criteria. A DIA is required.</li> </ul>	0

		<ul style="list-style-type: none"> <li>o Turriff WTW has sufficient capacity, but a WIA will be required. Raitshill Pitmedden Service Reservoir has below 18 hours storage capacity and a growth project is planned. This is a reversible short-term impact.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</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 the public sewage infrastructure.</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 distances to services) and increased emissions.</li> <li>o This impact could potentially be mitigated through improved public transport.</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. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>o Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</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. The relationship between landforms 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> <li>o However, 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 Significant scale development that would further alter the character of the area. The impact could be mitigated by strategic landscaping.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have a notable impact.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o A mix of house types is proposed resulting in a choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o No impacts of note.</li> <li>o The 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 The development will have long-term and permanent negative effects on the site/setting of scheduled monuments; and/or listed buildings; and/or gardens and designed landscapes and/or archaeological sites. The development may weaken the sense of place, and the identity of existing settlements.</li> <li>o The proposal may have a potential impact on views from the Great Garden, which could affect the setting for both the A listed building and the designed landscape.</li> <li>o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</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>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR107 Milldale, Pitmedden</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>	o Individual developments of this scale are unlikely to have any effect on air quality.	0
<b>Water</b>	<b>0</b>	o The proposal is unlikely to have any significant negative effects on water quality as it will be connected to a public sewer and will not exceed sewage treatment capacity and it does not propose private water abstraction.	0
<b>Climatic Factors</b>	<b>0</b>	o The site is not within an identified flood risk area. o A proposal on this scale is unlikely to have any effect on CO <sub>2</sub> emissions.	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 Part of the site is within prime agricultural land. However, the loss would not have any negative impact on the wider area. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.	-
<b>Biodiversity</b>	-/?	o The development is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity. o There is, however, a risk associated with woodland and habitats/wildlife, which needs to be considered at the detailed planning stage. o These impacts could be mitigated through good design including green corridors, that will enhance biodiversity.	+
<b>Landscape</b>	<b>0</b>	o The proposal is of a scale, and in a location, that is unlikely to have any effect on landscape quality.	0

<b>Material Assets</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The proposal will make a small contribution to sustaining Pitmedden Primary School.</li> <li>○ The proposal includes woodland expansion and/or creation.</li> </ul>	<b>+</b>
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed will result 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>○ Development of this site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ The population is 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 effect 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: FR132 Quarry Field Site, Land at Mill of Allathan Farm, Udney</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>○ Development is of a scale which individually is unlikely to have any effect on air quality.</li> </ul>	<b>0</b>
<b>Water</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ There is potential for contamination from the nearby landfill, but effective remediation would lead to a potential positive effect. Overall, the effect is likely to be neutral. The WTW has capacity and is available for this area. WWTW is not currently available.</li> </ul>	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Subject to avoidance of flood risk, the proposal is unlikely to have any impact on or be at risk from climatic factors.</li> </ul>	<b>0</b>
<b>Soil</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ The proposed development will result in the loss of prime agricultural land, but there is the potential for contamination to be removed. However, overall, still a negative effect. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	<b>-</b>
<b>Biodiversity</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ There is unlikely to be any significant impact on biodiversity. The development would be required to provide open space in accordance with the Parks and Open space strategy which could enhance biodiversity by providing green corridors, for example.</li> </ul>	<b>+</b>
<b>Landscape</b>	<b>-</b>	<ul style="list-style-type: none"> <li>○ There could be minor impacts on the immediate landscape setting of Pitmedden as the development would be on a prominent slope, seen on the approach, and would have some detrimental effects on the landscape character.</li> </ul>	<b>-</b>
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ Other than secondary school capacity the proposal would have a largely neutral effect.</li> </ul>	<b>0</b>
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ The development would have no significant effect on population other than providing a mix of housing, including affordable housing in accordance with the LDP policy.</li> </ul>	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> </ul>	<b>0</b>

<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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: FR133 Quarry Road Site, Land at Mill of Allathan Farm, Udry</b>		<b>Proposal: Employment (Private Business and offices)</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. The scale of development is small and could result in more people using non-motorised transport to access the site.	<b>0</b>
<b>Water</b>	<b>0</b>	o There is unlikely to be a significant effect on the water environment.	<b>0</b>
<b>Climatic Factors</b>	<b>0</b>	o The development could contribute towards, create or be put at risk by climatic factors. 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.	<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 The development of a greenfield site is unlikely to have a 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.	<b>0</b>
<b>Landscape</b>	<b>-</b>	o The nature of land use in the area will be changed and displaced. The site is prominent and making it suitable for employment land may have a negative effect on the setting of Pitmedden. This could be partially mitigated through screening.	<b>0</b>
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to any significant pressure on local infrastructure.	<b>0</b>
<b>Population</b>	<b>0</b>	o The development would allow integration of people; where they live and work. Employment opportunity in the village.	<b>0</b>
<b>Human Health</b>	<b>0</b>	o Unlikely to have a significant effect on human health.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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		

# POTTERTON

## Preferred Sites

Site Ref: OP1 (FR140 and FR141A) Land North of Denview Road		Proposal: 172 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>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment 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, 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 the 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> </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 a 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 watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</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 landforms 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 be medium-term.</li> <li>○ The site is found in the greenbelt.</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 Balmedie Primary School which will have a long-term or temporary affect.</li> <li>o Access relies on a C class road.</li> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social infrastructure (schools, housing, healthcare facilities); previously developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; energy infrastructure (power stations, pylons, power cables, wind turbines and pipelines); natural environment (woodland, arable land, forests and agricultural land); tourism and recreation (caravan parks and camping sites); telecommunication infrastructure (telephone, masts, satellite television and broadband); waste management infrastructure (waste collection, transfer stations and composting facilities).</li> </ul>	0
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The mix of house types proposed would result in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 Unlikely to have any effect on the historic environment.</li> <li>o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.</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>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP2 (FR141B) Land Northwest of Denview Road</b>		<b>Proposal: 61 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>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria.</li> <li>○ Invercarnie, Mannofield and Turrieff WTW has sufficient capacity. A Water Impact Assessment 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, 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 the public sewage infrastructure.</li> </ul>	0
<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 lessens this impact.</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>○ The development of a greenfield site is unlikely to have a 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 watercourse 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 landforms 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 be medium-term.</li> <li>○ The site is found in the green belt.</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 Balmedie Primary School which will have a temporary affect.</li> <li>○ Access relies on a C class road</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The mix of house types proposed would result in a housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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 effect on the historic environment.</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> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



### Alternative Sites

Site Ref: FR037 A & B Land at Gourdieburn, Potterton		Proposal: 135 homes over 2 areas (FR037A 45 homes and FR037B 90 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>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ SuDS would mitigate any flooding impacts.</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. These negative impacts could be mitigated by the promotion of sustainable transport modes and public transport.</li> <li>○ The site is in an area identified as low/medium risk of flooding, but impacts are likely to be localised.</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 may result in the small-scale loss of existing trees, woodland and hedges.</li> <li>○ The development will enhance biodiversity through SuDS and public open space provision in accordance with the Aberdeenshire Council Parks and Open Space Strategy.</li> </ul>	+/0
Landscape	0	<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 be medium-term.</li> </ul>	0
Material Assets	+	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Where a need is identified, this negative impact could be mitigated through developer obligations.</li> <li>○ Affordable housing will be provided in accordance with the LDP policy and the development will need to be a mixture of sustainable housing.</li> </ul>	+

<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. Any new developments will be required to accord with the LDP policy, and therefore providing a mixed sustainable community with a minimum of 25% affordable housing.	+
<b>Human Health</b>	+	o The 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 Proposes new public open space in accordance with the Parks and Open Space Strategy hierarchy.	+
<b>Cultural Heritage</b>	0	o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets. o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR104 Land South of Laingseat Road, Potterton</b>		<b>Proposal: 100 Homes and Community Centre</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>	0	o There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria. o Invercannie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	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 long distances to services) and increased emissions. However, the site is well connected to the settlement and an improved public transport service could help to mitigate this impact.	-
<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	0
<b>Biodiversity</b>	-	o Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, drainage and impact on geese grazing areas.	0

		<ul style="list-style-type: none"> <li>○ However, planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed. by the RSPB. SNH advise that there should be no additional pressures from visitors where facilities and visitor management plans are in place. No significant issues from increased public access is foreseen. No significant loss of land for geese foraging or roosting is anticipated.</li> <li>○ The development of a greenfield site is unlikely to have a 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 would be able to conserve, protect and enhance the diversity of species and habitats, and the natural heritage of the area.</li> <li>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</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 landforms 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 be medium-term.</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 Balmedie Primary School, which will have a short-term effect.</li> <li>○ The proposal will lead to significant pressure on local infrastructure.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Any shortfall in such provision created as a result of the development could be mitigated through developer obligations.</li> </ul>	-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types proposed would result 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 not result in the loss of open space/core paths.</li> <li>○ The 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 effect on the historic environment.</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		

Site Ref: FR105 Land East of Manse Road, Potterton		Proposal: 100 homes, employment uses and school site	
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>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment 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, 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 the public sewage infrastructure.</li> <li>○ Some surface water flooding on the site. This can be mitigated by appropriate SuDS.</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. These adverse impacts could be mitigated through the promotion of sustainable transport modes and improved public transport 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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</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>○ Mitigation measures, such as a buffer strip next to an area of woodland or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</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 landforms 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 be medium-term.</li> <li>○ The site is isolated and prominent within the landscape. Careful landscaping would provide mitigation in the long-term</li> </ul>	-

		o The site is in the green belt.	
<b>Material Assets</b>	-	o There are a number of infrastructure constraints associated with the site, namely education provision at Balmedie Primary School, and the road access which is inadequate for a development of this scale, however, these constraints could be overcome.	0
<b>Population</b>	+	o The development would allow integration of people; where they meet and work. Employment opportunity in the village. o The proposal would provide a mix of house types providing housing choice for all groups of the population.	+
<b>Human Health</b>	0	o It would not result in the loss of open space/core paths. o The 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>	-	o The development may weaken the sense of place and the identity of existing settlements. o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR106 Land East of B999 and North of Potterton, Potterton</b>		<b>Proposal: 100 homes and Business Units</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 There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria. o Invercarnie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment may be required. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. These are impacts that can be mitigated in the longer term.	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 long distances to services) and increased emissions. o These impacts could be mitigated through the promotion of sustainable transport modes and improved public transport services.	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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly through recreation pressures, land take for development, and impact on geese grazing areas. Planning controls on construction and operation will mitigate impacts. Recreational access to the site is actively managed by the RSPB.</li> <li>○ The development of a greenfield site is unlikely to have a 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>○ Biodiversity could be enhanced through the provision of good quality open spaces including natural greenspaces and green corridors.</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 landforms 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 be medium-term.</li> <li>○ This can be considered a fairly significant scale development that would further alter the character of the area. The site is relatively prominent and would alter the landscape on the approach from the north. The impact could be mitigated by strategic landscaping.</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 education provision at Balmedie School. This could be overcome in the longer term.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities, and where a shortfall is identified, as a result of the development, these impacts could be mitigated through developer obligations.</li> </ul>	0
<b>Population</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village.</li> <li>○ The proposal would provide a mix of house types providing housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	<b>+</b>	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The 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>	<b>?</b>	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect on the historic environment.</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>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR120 Land North and South of Gourdie Park Site A, Potterton		Proposal: 435 homes, 750sq meters of Retail Space and land for education / 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>o A proposal of this scale will lead to a decrease in air quality, with the effects taking place over a medium to long-term period.</li> <li>o The inclusion of retail floor space will create small-scale employment opportunities in the vicinity. Due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment).</li> <li>o A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 10+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>o There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water's five growth criteria.</li> <li>o Invercarnie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment may be required.</li> <li>o The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long-term contamination of the water environment.</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, 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>o There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>o The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO<sub>2</sub> emissions.</li> <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 for employment, via private transport) and increased emissions.</li> <li>o The development site lies out with the known flood extent, and dependent upon the provision of a suitable SuDS scheme would have a neutral impact on flooding.</li> <li>o The bid seeks to include renewables in the form of 'technology available at the time of construction' to create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.</li> </ul>	0
Soil	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> </ul>	0
Biodiversity	+/-	<ul style="list-style-type: none"> <li>o Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>o The development will result in the loss of hedges.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to a watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Additional measures to enhance biodiversity have been proposed including bat/bird/insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have a localised 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 landforms 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 Balmedie Primary School, which will have a temporary effect.</li> <li>○ The development makes provision of land for a primary school; however, no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown.</li> <li>○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium-term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage.</li> <li>○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long-term effect.</li> <li>○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long-term benefit.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community.</li> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health.</li> <li>○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post-construction, this is likely to have a long-term negative impact on human health.</li> <li>○ The 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, which shall have a long-term positive impact.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR121 Land North of Gourdie Park (Site B), Potterton		Proposal: 109 homes, 750sq meters of Retail Space and land for education / 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 decrease in air quality, with the effects taking place over a medium to long-term period.</li> <li>○ The inclusion of retail floor space will create small-scale employment opportunities in the vicinity, due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment).</li> <li>○ A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 5+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water’s five growth criteria.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment may be required.</li> <li>○ The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long-term contamination of the water environment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>○ The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO<sub>2</sub> emissions.</li> <li>○ The development site lies out with the known flood extent, and dependent upon the provision of a suitable SuDS scheme would have a neutral impact on flooding.</li> <li>○ The bid seeks to include renewables in the form of ‘technology available at the time of construction’ to create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.</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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage. Planning controls on construction and operation will mitigate impacts.</li> <li>○ The development will result in the loss of hedges.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ Mitigation measures, such as a buffer strip next to a watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Additional measures to enhance biodiversity have been proposed including bat/bird/insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have a localised 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 landforms 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 Balmedie Primary School, which will have a temporary effect.</li> <li>○ The development makes provision of land for a primary school; however, no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown.</li> <li>○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium-term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage.</li> <li>○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long-term effect.</li> <li>○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long-term benefit.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community.</li> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health.</li> <li>○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post-construction, this is likely to have a long-term negative impact on human health.</li> <li>○ The 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, which shall have a long-term positive impact.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR122 Land North of Gourdie Park (Site C), Potterton		Proposal: 185 Homes, 750sq metres of Retail Space and land for education/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 decrease in air quality, with the effects taking place over a medium to long-term period.</li> <li>○ The inclusion of retail floor space will create small-scale employment opportunities in the vicinity, due to the scale it is unlikely this will have a significant impact on air quality (through providing local amenity and employment).</li> <li>○ A site of this scale is likely to take a number of years to develop – with the bid form stating the site is not likely to be complete for 5+ years. The construction is likely to have a negative impact on air quality over a medium to long-term period, although this would partially abate upon completion of development.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is insufficient capacity at Balmedie WWTW. A potential growth project is currently under investigation for Balmedie WWTW and this will consider Potterton. This is a reversible short-term impact. Network investigations may be required by new developments in Potterton. A growth project will be initiated once development meets Scottish Water’s five growth criteria.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity. A Water Impact Assessment may be required.</li> <li>○ The proposal makes provision for suitable buffer strips adjacent to Blackdog Burn along the west of the site, which will mitigate the risk of long-term contamination of the water environment.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
Climatic Factors	-	<ul style="list-style-type: none"> <li>○ There would be minimal CO<sub>2</sub> emissions from general heating.</li> <li>○ The proposal is generally well sited in terms of active travel opportunities, with many amenities and facilities (including bus stops) within 400m – reducing reliance on private modes of transport and reducing CO<sub>2</sub> emissions.</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 for employment, via private transport) and increased emissions.</li> <li>○ The development site lies out with the known flood extent, and dependent upon the provision of a suitable SuDS scheme would have a neutral impact on flooding.</li> <li>○ The bid seeks to include renewables in the form of ‘technology available at the time of construction’ to create an efficient development. The impact of this remains uncertain as the scheme is unknown at this stage.</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>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie are set to the northeast. The site is at a relatively close proximity to the qualifying sites and would have an effect indirectly through drainage.</li> </ul>	+

		<ul style="list-style-type: none"> <li>○ The development will result in the loss of hedges.</li> <li>○ Mitigation measures, such as a buffer strip next to a watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ Additional measures to enhance biodiversity have been proposed including bat/bird/insect boxes, native tree planting, wildflower verges and nectar rich species, which would enhance the biodiversity of the area.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ In light of the scale and location of the proposal, it would have a localised 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 landforms 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 Balmedie Primary School, which will have a temporary effect.</li> <li>○ The development makes provision of land for a primary school; however, no discussions have taken place with the Education Service to confirm interest in the site. If identified as a suitable site by the Education Service and delivered this would have a significant positive effect, however due to uncertainty the effect is taken as unknown.</li> <li>○ The development seeks to realign the B999, with a roundabout provided on the northern site – this is likely to have a short to medium-term negative impact on traffic flows, dependent upon the timescale for delivery. Upon delivery this is likely to have an impact upon traffic patterns, however it is not possible to determine whether this is positive or negative at this stage.</li> <li>○ The development site contains areas for community facilities, further details are not available. If this addresses a community aspiration or need, this would prove to be a positive long-term effect.</li> <li>○ The development makes provision for 25% affordable units (or other amount as required by policy) – this would equate to 108 units. This would provide a significant long-term benefit.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The development would provide a range of house types and tenures, suitable for a range of populations. This would have a long-term positive impact on the community.</li> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village. This would have a long-term positive impact on the community.</li> </ul>	+
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> <li>○ The development would incorporate 40% public open space, providing suitable access for residents of the development. Pathways would link the development to the rest of the settlement, increasing public open space provision – this would have a long-term positive impact on human health.</li> <li>○ The development is likely to cause a reduction in air quality during construction and due to increased traffic movements post-construction, this is likely to have a long-term negative impact on human health.</li> <li>○ The 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, which shall have a long-term positive impact.</li> </ul>	+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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: FR123 Land at Wester Hatton, East of Potterton</b>		<b>Proposal: Roadside services including hotel, convenience retail provision and future business uses.</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 A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants) if it is for industrial use, i.e. energy generation from biomass or waste. Effects are likely to be medium/long-term.	-
<b>Water</b>	--	o The proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity in the area. Effects are likely to be localised and long-term, however the negative impacts could be mitigated through developer obligations and a Scottish Water growth project.	0
<b>Climatic Factors</b>	-	o The site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long-term. o A proposal on this scale has potential to cause an increase in concentrations of CO <sub>2</sub> emissions through increased car travel. Effects are likely to be medium-term.	-
<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 proposal will have a positive effect if it proposes to maintain and enhance existing habitat connectivity (i.e. green networks) and/or create new connections.	+
<b>Landscape</b>	0	o The proposal is of a scale or in a location which is unlikely to have any effect on landscape quality.	0
<b>Material Assets</b>	+	o The proposal could have a positive effect through provision of transportation infrastructure. o The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network. o The proposal will have a positive effect as it is located in vacant or derelict land and will contribute to its redevelopment.	+
<b>Population</b>	0	o There would be no impact on populations.	0
<b>Human Health</b>	0	o Development of the site is unlikely to have any significant effect on existing pathways or access to open space. o The population is not at risk from hazardous developments.	0
<b>Cultural Heritage</b>	0	o There is potential for an adverse impact on Scheduled monument The Temple Stones, stone circle northeast of Potterton House. An assessment on its setting will be required as part of an EIA.	--/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## RASHIERIEVE FOVERAN

### Preferred Sites

Site Ref: OP1 (FR129) Land west of Rashierieve Cottages		Proposal: 8 live/work residential units	
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>○ An individual development of this scale is unlikely to have any effect on air quality.</li> </ul>	0
Water	0	<ul style="list-style-type: none"> <li>○ There is no public Waste Water Treatment Works in Rashierieve. The nearest public treatment is in Foveran (1.5km away), where a growth project has been initiated. If any new development wishes to use private treatment SEPA will need to be consulted and full authorisation and relevant licensing sought. The preference would be for a single adoptable WWTW serving the OP1 site with the capacity for SR1 to connect at a future date.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development size and location mean it is unlikely to have any significant effect either on or from climatic factors.</li> </ul>	0
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
Biodiversity	+	<ul style="list-style-type: none"> <li>○ The development of the site is unlikely to have a long-term adverse impact on biodiversity and the improvement to the riparian area could have minor beneficial effects on biodiversity.</li> </ul>	+
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced but given the low sensitivity of the landscape this is not considered to be significant.</li> </ul>	0
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>○ The proposal is specific but could provide employment opportunities, overall the location of the site would neither lead to significant effects on local populations either positively or negatively.</li> </ul>	0
Human Health	0	<ul style="list-style-type: none"> <li>○ There would be no material change to human health.</li> </ul>	0
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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

None.

## ROTHIENORMAN

### Preferred Sites

Site Ref: OP1 (FR026) Site to west of Blackford Avenue		Proposal: 12 homes	
SEA Topics	Effect	<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
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>○ There is available capacity at Rothienorman WWTW. Potential growth project under investigation. DIA required. This is a reversible short-term impact.</li> <li>○ Whilst the proposed development is in close proximity to a watercourse, there would be no impacts arising as a result.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The proposed development is unlikely to have any significant climatic effects.</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>○ However, the site is a logical extension to the settlement in terms of proximity to services and meeting housing needs.</li> </ul>	0
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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>○ 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 proposes biodiversity enhancements.</li> </ul>	0
Landscape	0	<ul style="list-style-type: none"> <li>○ Given that over a long-term, what gets developed becomes part of the landscape, any effects are only likely to be medium-term.</li> </ul>	0
Material Assets	+/?	<ul style="list-style-type: none"> <li>○ There are infrastructure constraints associated with the site, namely WWTW and education provision at Rothienorman Primary School and Meldrum Academy which will have a temporary effect and is subject to consultation with relevant infrastructure providers to identify mitigation measures. If allocated, the Settlement Statement will specify how to mitigate against these effects.</li> </ul>	+/-
Population	+/0	<ul style="list-style-type: none"> <li>○ A good mix of house types is proposed resulting in housing choice for all groups of the population.</li> <li>○ 100% affordable housing proposal.</li> </ul>	+/0
Human Health	0	<ul style="list-style-type: none"> <li>○ The 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>○ The development promotes active travel opportunities.</li> </ul>	0

<b>Cultural Heritage</b>	0	o Unlikely to have any effect 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: OP2 (FR056) Site West of Forgue Road</b>		<b>Proposal: 1.5 ha 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>	0	<ul style="list-style-type: none"> <li>o The development of employment land is likely to worsen air quality, if that development is for heavy and chemical processing.</li> <li>o Biomass/quarrying, etc, could worsen air quality in the area.</li> <li>o For the most part, air quality is likely to have short to medium-term temporary insignificant effects, but this is unknown.</li> </ul>	0/?
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o Rothienorman WWTW has capacity for this area. The demand for water and wastewater capacity will depend on the business use. Early engagement with Scottish Water is encouraged.</li> <li>o The development of employment land could worsen air quality depending on developments coming forward. The impact would be controlled through development management procedures.</li> </ul>	0/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <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>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> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have long-term irreversible adverse impacts 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 However, biodiversity enhancements are proposed by the development.</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. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o Consultation with relevant infrastructure provider for WWTW will be required to identify mitigation measures.</li> </ul>	+
<b>Population</b>	0	<ul style="list-style-type: none"> <li>o The development would allow integration of people; where they live and work. Employment opportunity in the village.</li> </ul>	0



<b>Human Health</b>	0	o The development would not result in the loss of open space/core paths.	0
<b>Cultural Heritage</b>	0	o The development of the site is unlikely to have any effect on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

**Alternative sites**

<b>Site Ref: FR033 Adjacent to Blackford Avenue, Rothienorman</b>		<b>Proposal: 40 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 A proposal of this scale is unlikely to have any 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>	--	o There is available capacity at Rothienorman WWTW. Potential growth project under investigation. DIA required. This is a reversible short-term impact. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term. o The 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 the public sewage infrastructure. o The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is moderate. Impacts may be long-term in duration.	-/?
<b>Climatic Factors</b>	0	o A small part of the site is within an area identified as low flood risk. Impacts are likely to be neutral due to the landscaping proposed (a buffer strip along the watercourse on the southern boundary). o A proposal on this scale is unlikely to have any effect on CO <sub>2</sub> emissions.	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 of a greenfield site is unlikely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation. o The proposal would have a positive effect as it conserves, protects and/or enhances significant species/habitat and maintains or enhances existing habitat connectivity (i.e. green networks) and creates new connections.	+

<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 be medium-term effects.</li> <li>○ The proposal is of a scale or in a location which is unlikely to have any effect on landscape quality.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will have negative effects on existing infrastructure, particularly waste water treatment and education. These issues would have to be resolved before development could commence. 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 is proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types.</li> </ul>	+/?
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development would result in improved access to existing open space (i.e. new path).</li> <li>○ The 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>○ The development is unlikely to have any effect 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: FR112 Land adjacent to Drumsinnie Drive, Rothienorman</b>		<b>Proposal: 15 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>○ 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>○ There is available capacity at Rothienorman WWTW. Potential growth project under investigation. DIA required. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</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> </ul>	0/?

		<ul style="list-style-type: none"> <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 the public sewage infrastructure. It is not anticipated there will be long-term impact.</li> </ul>	
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o A development of this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> </ul>	0
<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 The proposed development is likely to result in remediation of contaminated soil.</li> </ul>	0/?
<b>Biodiversity</b>	0/-	<ul style="list-style-type: none"> <li>o The development of a former quarry site could have a 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 Biodiversity enhancements are proposed.</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. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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, waste water treatment and education provision at Oldmeldrum Academy and Rothienorman Primary (the latter has capacity for 15 units, but not for a higher density of 40 homes), 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 reasonable mix of house types is proposed resulting in a housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	+	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths – new path network links and active travel would be promoted by this development.</li> <li>o The 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 effect on the historic environment: although, the quarry site is listed as an archaeological site of local interest on the southwest corner, there will be no impact.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## ST KATHERINES

### Preferred Sites

Site Ref: OP2 (FR098) Land North of St Katherines		Proposal: 35 homes and 1ha of employment land	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p><b>Comments</b> 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>○ The development of employment land is likely to worsen air quality if the development is for heavy and chemical processing.</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>	-	<ul style="list-style-type: none"> <li>○ The WWTW is not available for this area. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties built to adoptable standards. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Development will connect directly to trunk main. 24-hour storage will be required. Mains extension required. Early engagement with SW is advised. This is a reversible short-term impact.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<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, although its scale lessens this impact.</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>○ Mitigation measures, such as well-designed open space that enhances biodiversity (e.g. green corridors) could mitigate against any adverse effects of the development.</li> </ul>	+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>○ The proposed site would be a significant extension to the village and would effectively double its size. The site is exposed and would require significant landscaping to the north to mitigate effects.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 be medium-term.</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

		o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities.	
<b>Population</b>	<b>+</b>	o The development would allow integration of people; where they meet and work. Employment opportunity in the village.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	o It would not result in the loss of open space/core paths.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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: FR091 Site West of Gateside, Lambhill, St Katherine's</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.	<b>0</b>
<b>Water</b>	<b>-</b>	o The WWTW is not available for this area. SEPA would need to be consulted and full authorisation sought for relevant licensing of private treatment, although SEPA's preferred solution is for a single WWTP serving all properties built to adoptable standards. This is a reversible short-term impact. o There is currently sufficient capacity at Turriff WTW. Development will connect directly to trunk main. 24-hour storage will be required. Mains extension required. Early engagement with SW is advised. This is a reversible short-term impact.	<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, although its scale reduces its impact. Due to the location of the proposal this is unlikely to be mitigatable.	<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 The development of a greenfield site is unlikely to have a 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.	<b>0</b>
<b>Landscape</b>	<b>-</b>	o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.	<b>0</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 These impacts could potentially be mitigated through good landscape design.</li> </ul>	
<b>Material Assets</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o The proposal will not lead to any significant pressure on local infrastructure.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. This will be mitigated as all applications should comply with the LDP policies that stipulate sustainable mixed housing with a minimum of 25% affordable housing.</li> </ul>	+/0
<b>Human Health</b>	<b>0</b>	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths.</li> <li>o The 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 effect 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		

## TARVES

### Preferred Sites

Site Ref: OP3 (FR058) Land at Braiklay Croft, Tarves		Proposal: 19 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>○ There is limited capacity at Tarves WWTW. A growth project will be required once developments meets Scottish Water's growth criteria. DIA will be required. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ There is a small area at the southeast of the site and any potential risks should be mitigated during the development.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ Unlikely to cause significant climatic impacts.</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>○ Prime agricultural land is found within the proposed site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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. There impacts could be mitigated by providing good quality open space as part of the development including those that enhance biodiversity and habitats such as green corridors and semi-natural spaces.</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. The relationship between landforms 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 be medium-term.</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 Tarves Primary School and Meldrum Academy.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> </ul> <p>Pressure on existing community facilities and infrastructure could be mitigated (where a need is identified) through developer obligations.</p>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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>○ No 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		

### Alternative Sites

<b>Site Ref: FR009 Land North of Bain's Park, Tarves</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	<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>○ There is limited capacity at Tarves WWTW. A growth project will be required once developments meets Scottish Water's growth criteria. DIA will be required. This is a reversible short-term impact.</li> <li>○ Turriff WTW has capacity. Local mains reinforcement may be required depending on the outcome of a WIA.</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 the public sewage infrastructure. There is a small area of the site at risk of surface water flooding, this could be mitigated by a SuDS system.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ Part of the site is at risk of surface water flooding, however it is proposed that this would be mitigated through a SuDS system.</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. This short-term negative impact is mitigated by the remediation of a brownfield site.</li> </ul>	0



<b>Biodiversity</b>	<b>+</b>	o The development will enhance biodiversity through redevelopment of brownfield land.	<b>+</b>
<b>Landscape</b>	<b>0</b>	o Unlikely to cause significant effects.	<b>0</b>
<b>Material Assets</b>	<b>+</b>	o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include infrastructure and community facilities. Where a need is identified any additional pressure on this infrastructure would be mitigated through developer obligations.	<b>+</b>
<b>Population</b>	<b>+/0</b>	o A mix of house types is proposed resulting in housing choice for all groups of the population.	<b>+/0</b>
<b>Human Health</b>	<b>0</b>	o The 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.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o No impact on cultural heritage.	<b>0</b>
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR002 Land South of Tarves, Tarves</b>		<b>Proposal: 200 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>-</b>	o A proposal of this size will lead to a decrease in air quality due to it being detached from the settlement and will therefore encourage unsustainable modes of transport. The community council have reported that the bus service is unreliable and timetabled at inconvenient times for commuting, so public transport is not viewed as being a viable mitigation measure.	<b>-</b>
<b>Water</b>	<b>-</b>	o There is limited capacity at Tarves WWTW. A growth project will be required once developments meets Scottish Water's growth criteria. DIA will be required. This is a reversible short-term impact. o Turriff WTW has capacity. Local mains reinforcement may be required depending on the outcome of a WIA. o Some localised impacts on watercourses on the South and Southeast boundary 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 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 the public sewage infrastructure. o 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."	<b>0</b>

<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. This could potentially be mitigated through improved public transport measures, the addition of core paths and cycle routes and promotion of sustainable transport modes such as low emission cars.</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>○ Prime agricultural land is found within the proposed site. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</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.</li> <li>○ Mitigation measures, such as compensatory planting would reduce potential negative effects and provide biodiversity enhancement opportunities to mitigate for the loss of prime agricultural land. 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, <u>however this does not mitigate the loss of prime agricultural land</u>. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</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 landforms and land use; field pattern and boundaries as well as buildings and structures 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 be medium-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 WWTW, road capacity and educational capacity, both at Tarves Primary School and Meldrum Academy, which will have a long-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> </ul>	-
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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>○ No 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		

## TIPPERTY

### Preferred Sites

Site Ref: OP1 (FR071) Site 1 Land East of Tipperty Industrial Estate		Proposal: 0.76ha 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>○ For the most part, the proposal is small scale (under 2ha), and whilst industrial/commercial in nature, the impacts are not likely to be significant, particularly in the context of the A90 being dualled and the potential impacts that will have on air quality.</li> </ul>	0
Water	0/-	<ul style="list-style-type: none"> <li>○ There is no suitable WWTW in Tipperty. If allocated the settlement statement will encourage early engagement with SEPA and 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, 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 is in an area identified as low flood risk (surface water) and it could have a short-term effect on climate and the water environment. It is expected that this could be managed on site through SuDS. If allocated, the development requirements for the site would state that suitable SuDS and a FRA may be required as mitigation measures.</li> <li>○ As a small-scale development there is unlikely to be significant CO<sub>2</sub> impacts.</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 will enhance biodiversity through redevelopment of brownfield land (site partially brownfield).</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 not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ Small-scale biodiversity enhancements are proposed.</li> </ul>	0/+
Landscape	0	<ul style="list-style-type: none"> <li>○ It would appear as an extension to an existing industrial/employment site, adjacent to a main trunk road.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
Material Assets	+	<ul style="list-style-type: none"> <li>○ The proposal is not expected to lead to any significant pressure on local infrastructure, however WWTW requires confirmation.</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>	+

		<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. It is expected that access would be achieved from the A90 through an existing employment site, and the proposal would be an extension to the established BUS site.</li> <li>○ The site is well connected to an existing settlement with easy transport links to Ellon and beyond.</li> </ul>	
<b>Population</b>	0	<ul style="list-style-type: none"> <li>○ The development would allow integration of people; where they live and work. Employment opportunity in the village.</li> </ul>	0
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths, and it would not impact on air quality or the general environment/sense of place.</li> <li>○ The development is within the Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is out with the site and from the information available it is not expected that this would constrain the proposed development, but it is subject to satisfying HSE requirements.</li> </ul>	?
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development is on a former tile works site which is SMR listed but not a regionally significant site. The development is likely to provide benefits in terms of brownfield development and the impact on an historic site is minimal.</li> </ul>	-/0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP2 (FR070) Land to the South of Tippetry Industrial Estate, Tippetry</b>		<b>Proposal: 1.7ha 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>	0	<ul style="list-style-type: none"> <li>○ For the most part, the proposal is small-scale (under 2ha), whilst industrial/commercial in nature, the impacts are not likely to be significant, particularly in the context of the A90 being dualled and the potential impacts that will have on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is no suitable WWTW in Tippetry. If allocated the settlement statement will encourage early engagement with SEPA and 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site is adjacent to a watercourse (Tarty Burn) and a buffer strip would be required to mitigate against any effects and if allocated, this mitigation would be stated as part of the development requirements of the opportunity site.</li> </ul>	-/0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The development is in an area identified as low flood risk (fluvial) and it could have a medium-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> <li>○ As a small-scale development, there is unlikely to be significant CO<sub>2</sub> impacts.</li> </ul>	-/0

<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> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a 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>o Mitigation measures, such as a buffer strip next to a watercourse to the south would reduce potential negative effects and provide biodiversity enhancement opportunities. A range of other biodiversity measures are also proposed. 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>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 not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	0/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>o It would appear as an extension to an existing industrial/employment site, adjacent to a main trunk road.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>o The proposal is not expected to lead to any significant pressure on local infrastructure. Although, the WWTW needs confirmation.</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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. It is expected that access would be achieved from the A90 through an existing employment site, and the proposal would be an extension to the established BUS site.</li> <li>o The site is well connected to an existing settlement with easy transport links to Ellon and beyond.</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>o The development would allow integration of people; where they live and work. Employment opportunity in the village.</li> </ul>	+
<b>Human Health</b>	-	<ul style="list-style-type: none"> <li>o The development would not result in the loss of open space/core paths, and would not impact on air quality or the general environment/sense of place.</li> <li>o The development is within Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is out with the site and from the information available it is not expected that this would constrain the proposed development, but the development is subject to satisfying HSE requirements.</li> </ul>	?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR044, Bridgend, Tippetry		Proposal: 2 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>	0	<ul style="list-style-type: none"> <li>○ The site will lead to car dependency due to the distance from key services, leading to increased CO<sub>2</sub> emissions. However, due to the scale of the development, air quality is likely to have short-term insignificant effects.</li> </ul>	0
<b>Water</b>	-/?	<ul style="list-style-type: none"> <li>○ There is no suitable WWTW in Tippetry. If allocated the settlement statement will encourage early engagement with SEPA and Scottish Water. Septic tanks are proposed, but this needs to be confirmed. This is a reversible short-term impact.</li> </ul>	-/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ The site has no land at flood risk.</li> <li>○ Proposals of this scale are unlikely to have any effect on CO<sub>2</sub> emissions.</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> <li>○ Prime agricultural land would be lost as a result of this development. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. This is a limited resource and cannot be replaced. No intervention is available to mitigate against this loss, however, the loss is minimal.</li> </ul>	0/-
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>○ Ythan Estuary, Sands of Forvie and Meikle Loch SPA is set close to the site. The development would have an effect indirectly through drainage, visitor pressure, impact of geese grazing grounds.</li> <li>○ However, the proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ The potential for biodiversity enhancement is minimal due to the scale of the development.</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 landforms 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 be medium-term.</li> <li>○ The setting of the village may be impacted upon from the south (the site is adjacent to an area protected to conserve the landscape setting of the settlement and open space). Landscape mitigation measures such as strategic planting would not be applicable on such a small-scale development.</li> </ul>	-
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will lead to pressure on local infrastructure, notably WWTW, this requires confirmation and there are road and foot access issues.</li> <li>○ Access to south bound public transport is not possible without significant risk.</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>○ There are no localised services and facilities to sustain.</li> </ul>	0

<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o There is potential for negative cumulative effects on the variety of house types, as only two detached houses are proposed in the countryside and there are other similar-sized single houses adjacent or nearby.</li> </ul>	-
<b>Human Health</b>	?	<ul style="list-style-type: none"> <li>o The development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> <li>o The site is within the HSE consultation zone. The development would need to comply with HSE requirements.</li> </ul>	0/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development is unlikely to have any effect 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: FR045, Bridgend, Tippetty</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>o The site will lead to car dependency due to the distance from key services, leading to increased CO<sub>2</sub> emissions. However, due to the scale of the development, air quality is likely to have short-term insignificant effects.</li> </ul>	0
<b>Water</b>	-/?	<ul style="list-style-type: none"> <li>o There is no suitable WWTW in Tippetty. If allocated the settlement statement will encourage early engagement with SEPA and Scottish Water. Septic tanks are proposed, but this needs to be confirmed. This is a reversible short-term impact.</li> </ul>	-/?
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o The site has no land at flood risk.</li> <li>o Proposals of this scale are unlikely to have any effect on CO<sub>2</sub> emissions.</li> </ul>	0
<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> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The proposal would be unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>o A range of biodiversity enhancements are proposed but the impact would be minimal due to the scale of the development.</li> </ul>	0
<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 landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> <li>o However, 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 The setting of the village may be impacted upon from the south (site is adjacent to an area protected to conserve the landscape setting of the settlement and open space). Landscape mitigation measures such as strategic planting would not be applicable on such a small-scale development.</li> </ul>	-

<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will lead to pressure on local infrastructure. Notably, WWTW, this requires confirmation and there are road and foot access issues.</li> <li>o Access to south bound public transport is not possible without significant risk.</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 There are no localised services and facilities to sustain.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o There is potential for negative cumulative effects on the variety of house types, as only one detached house 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>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> <li>o The site is within the HSE consultation zone. The development would need to comply with HSE requirements.</li> </ul>	0/?
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development is unlikely to have any effect 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: FR072 Site 2 Land East of Tipperty Industrial Estate Tipperty</b>		<b>Proposal: Leisure &amp; tourism</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 Potential traffic generation through visitors/users of the site - for the most part, air quality is likely to decrease. There are no measures available to mitigate against this effect.</li> </ul>	-
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o There is no suitable WWTW in Tipperty. If allocated the settlement statement will encourage early engagement with SEPA and Scottish Water. This is a reversible short-term impact.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>o The site is adjacent to a watercourse (Tarty Burn) and a buffer strip would be required to mitigate against any effects. If allocated, this mitigation would be stated as part of the development requirements of the opportunity site, and that it should be integrated as a positive feature of the site. A FRA may also be required.</li> </ul>	-/0
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>o High likelihood of increased CO<sub>2</sub> emissions due to increased vehicular movements due to the nature of the development.</li> </ul>	-/0



		<ul style="list-style-type: none"> <li>○ The development is in an area identified as low flood risk for fluvial with some surface water flooding, and it could have a medium-term effect on climate and the water environment. This could be mitigated by ensuring the flood risk area is included as part of the open space provision. A Flood Risk Assessment (FRA) may also be required. If allocated, these mitigations would be stated as part of the development requirements for the site.</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.</li> </ul>	0
<b>Biodiversity</b>	+	<ul style="list-style-type: none"> <li>○ The development could enhance biodiversity</li> <li>○ Mitigation measures, such as a buffer strip next to a watercourse could reduce potential negative effects and provide biodiversity enhancement opportunities.</li> <li>○ The nature of the proposal being tourism/leisure signalling intention for outdoor pursuits, presents an opportunity for enhancements to landscape and habitat creation.</li> </ul>	+
<b>Landscape</b>	+/?	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. Although the site is not overly prominent or in a sensitive area, the impact depends on the level of development and final site design.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are relatively minor, and the nature of the proposal could potentially enhance the local landscape and encourage active engagement with the land.</li> </ul>	?
<b>Material Assets</b>	+	<ul style="list-style-type: none"> <li>○ The proposal may add pressure on local infrastructure, notably roads, and WWTW requires confirmation. Road access would likely need a significant upgrade to cope with the volume of traffic associated with proposed use of the site.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. It is expected that access would be achieved from the A90 through an existing employment site, and the proposal would be an extension to the established BUS 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> <li>○ The site is well connected to an existing settlement with easy transport links to Ellon and beyond.</li> <li>○ Potential positive impacts from recreation/leisure pursuits and habitat enhancement, diversifying the mix of land uses within the settlement</li> </ul>	+
<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The development would allow integration of people; where they meet, play and work. A recreational opportunity in the village, and wider region.</li> </ul>	0
<b>Human Health</b>	+/-	<ul style="list-style-type: none"> <li>○ Development would not result in the loss of open space/core paths, and not impact on air quality or the general environment/sense of place, and development is expected to enhance open space provision.</li> <li>○ Development is within the Health and Safety Executive outer and middle pipeline consultation zones: the pipeline is out with the site and from the information available, it is anticipated that this development would not satisfy HSE requirements.</li> </ul>	+/-
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ Unlikely to have any effect 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		

## TURRIFF

### Preferred Sites

Site Ref: OP1 (FR078) Adjacent to Wood of Delgaty		Proposal: 450 homes, 10 ha employment land, commercial land 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	-/0	<ul style="list-style-type: none"> <li>○ While developments of this scale are likely to affect air quality, Turriff's air quality is not a significant issue, and a possible distributor road is safeguarded. The site is next to a frequent bus service.</li> </ul>	0/-
Water	--	<ul style="list-style-type: none"> <li>○ There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water would be required to initiate a growth project once development meets their five growth criteria. Impacts are likely to be localised and medium/long-term. DIA will be required.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> </ul>	0
Climatic Factors	-/0	<ul style="list-style-type: none"> <li>○ The site is not within an identified flood risk area, but it is unlikely to have any effect on CO<sub>2</sub> emissions. The site is next to a frequent bus service and a mix of uses are proposed that would mitigate effects.</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>○ Troup, Pennan and Lion's Heads is set to the north. The development would have an effect indirectly through drainage. Provision of change with no or minimal effects. Planning controls on construction and operation will mitigate impacts.</li> <li>○ The development of a greenfield site is unlikely to have a 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 could result in the partial loss of ancient woodland, and compensatory planting pursued to account for any trees removed. New footpaths are proposed through it.</li> </ul>	--/?
Landscape	-	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. Due to the proximity to town, these will be long-term but insignificant.</li> <li>○ The landscape will undoubtedly be affected due to the sale of the development. However, extensive landscaping is proposed to mitigate effects in the long-term.</li> </ul>	0
Material Assets	-/+	<ul style="list-style-type: none"> <li>○ The proposal could lead to a significant increase in pressure on local infrastructure due to the scale of the development proposed. This would be mitigated through the provision of required community infrastructure via developer obligations.</li> </ul>	+

<b>Population</b>	+	<ul style="list-style-type: none"> <li>○ The development would allow integration of people; where they meet and work. Employment opportunity in the village.</li> <li>○ The 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>Human Health</b>	+	<ul style="list-style-type: none"> <li>○ Development of the site is likely to have positive effects by creating new pathways and open space, and enhancing the core path network.</li> </ul>	+
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The site includes the remains of a possible ring cairn, comprising a patch of stones with a very slight hollow. Effects could be mitigated by requesting an archaeology survey.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: OP3 (FR134) Adjacent to Bridgend Terrace</b>		<b>Proposal: 40 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>○ There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water would be required to initiate a growth project once development meets their five growth criteria. Impacts are likely to be localised and short/medium-term.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</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 travel.</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.</li> <li>○ There is surface water flood risk to some parts of the site.</li> <li>○ There is fluvial flood risk adjacent to the site.</li> <li>○ A Flood Risk Assessment would be required to identify any mitigating measures.</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>o The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts such as <b>red squirrel, elm and badger</b>. A habitats and wildlife assessment would be required to mitigate effects.</li> <li>o The development may affect existing trees and woodland.</li> </ul>	0/-
<b>Landscape</b>	-	o The site poorly relates to Turriff/Little Turriff. The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.	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 the primary school, which will have a temporary to long-term effect. This could be mitigated through developer obligations being sought where a need is identified.</li> <li>o The proposal may not lead to any significant pressure on water supply and drainage infrastructure subject to upgrading the network. However, a growth project is being planned, so early discussions with Scottish Water would be required.</li> </ul>	0
<b>Population</b>	-	o Very little mix of house types is proposed resulting in a limited housing choice for all groups of the population. The development would be required to comply with the LDP policy that stated a sustainable mix of housing is required including a minimum of 25% affordable housing.	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would not result in the loss of open space/core paths and links would be made to existing core paths.</li> <li>o The 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, or those who are seeking affordable housing.</li> </ul>	0
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>o The development will have long-term and permanent negative effects on the grade C listed building (Bridgend Farmhouse – 50m from site). The development may weaken the sense of place, and the identity of existing settlements.</li> <li>o In mitigation, the building can be protected via suitable screening.</li> </ul>	-
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: OP5 (FR001) South of Colly Stripe, Smiddyseat Road</b>		<b>Proposal: 27 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.	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water would be required to initiate a growth project once development meets their five growth criteria. Impacts are likely to be localised and short/medium-term.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The site has a watercourse to the north and west, 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 a 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 the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the effects could be significant in the longer term.</li> </ul>	+
<b>Climatic Factors</b>	-	<ul style="list-style-type: none"> <li>○ The northwest part of the development is in an area identified as medium to high risk of surface water flooding.</li> <li>○ 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>○ For a development of this scale there would be minimal CO<sub>2</sub> emissions from general heating and travel.</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 a 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 the Colly Stripe or watercourse would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for a buffer strip will be stated as part of the development requirements for the site.</li> </ul>	+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ The development fits well within the settlement and is unlikely to have any negative impacts on the landscape quality.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ There is WWTW capacity for 10 homes, so if the number of homes is increased, the WWTW capacity would need to be provided to accommodate this.</li> <li>○ There is adequate educational provision.</li> <li>○ The primary school is capable of being extended and this could be mitigated through developer obligations.</li> </ul>	0
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The proposal includes 30% affordable housing which is more than the required amount in the LDP.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ This would not result in the loss of open space/core paths.</li> <li>○ The development is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ The 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>○ Part of the proposed site is the SMR (NJ74NW0071 – Colly Stripe Crop Marks).</li> <li>○ Archaeology should be consulted about the layout of the development and careful design could mitigate any negative impacts on the SMR. If allocated, this will be stated 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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Site Ref: OP6 (FR086) Land North of Cornfield Road		40 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>○ 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>○ There is currently insufficient capacity available at Turriff WWTW to meet the demands of all development allocated in the LDP. Scottish Water would be required to initiate a growth project once development meets their five growth criteria. Impacts are likely to be localised and short/medium-term.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<b>Climatic Factors</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The proposal is unlikely to have any significant impact on water quality. The WWTW at Turriff have limited capacity so this would need to be overcome as part of the development.</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 remediation of contaminated land.</li> </ul>	+
<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. However, this can be mitigated by providing good quality open space in accordance with the Parks and Open Space Strategy.</li> <li>○ The development will enhance biodiversity through redevelopment of brownfield land.</li> </ul>	+
<b>Landscape</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The nature of land use in the area would be compatible with uses surrounding the site – improvement in landscape from current yard area to new housing. Trees at the rear of the site are to be retained.</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.</li> <li>○ A proposal of this scale could have a positive effect through provision of affordable housing, water/waste water infrastructure, transportation infrastructure.</li> </ul>	+
<b>Population</b>	<b>+/0</b>	<ul style="list-style-type: none"> <li>○ A mix of house types is proposed resulting in housing choice for all groups of the population.</li> </ul>	+/0
<b>Human Health</b>		<ul style="list-style-type: none"> <li>○ It would not result in the loss of open space/core paths.</li> </ul>	0

	<b>0</b>	o The 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.	
<b>Cultural Heritage</b>	<b>0</b>	o The proposal is unlikely to have any negative impacts on the historic environment.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

Site Ref: FR003 Site OP3 Turriff		Proposal: Employment land	
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>	<b>0</b>	o At < 1Ha, an individual development of this scale is unlikely to have any effect on air quality. o The development of employment land is likely to worsen air quality if that development is heavy and chemical processing.	0
<b>Water</b>	--	o Turriff WWTW does not capacity for this site. A growth project would be required. Network investigations may be required depending on business use and waste water flows. Impacts are likely to be localised and medium/long-term. o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.	0
<b>Climatic Factors</b>	<b>0</b>	o The site is not within an identified flood risk area and is unlikely to have any effect on CO <sub>2</sub> emissions.	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. These will be short-term and considered neutral in effect.	0
<b>Biodiversity</b>	<b>0</b>	o Unlikely to have a long-term adverse impact on biodiversity.	0
<b>Landscape</b>	<b>0</b>	o The proposal is to the north of existing employment land. However, it is on an upward slope so there will be some landscape impact. Due to the proximity to the town, these will be long-term but insignificant.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to a significant increase in pressure on local infrastructure.	0
<b>Population</b>	<b>0</b>	o Proposals will have a long-term and positive impact on employment opportunities in the village.	0
<b>Human Health</b>	<b>?</b>	o Development of the site is unlikely to have any significant effects on existing pathways or access to open space. o It is not known if the population will be at risk from hazardous development.	?
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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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<b>Site Ref: FR004 OP4, Turriff</b>		<b>Proposal: 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>	<b>0</b>	o Individual developments of this scale are unlikely to have any negative effects on air quality.	0
<b>Water</b>	--	o Turriff WWTW does not capacity for this site. A growth project would be required. Network investigations may be required depending on business use and waste water flows. Impacts are likely to be localised and medium/long-term. o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.	-
<b>Climatic Factors</b>	<b>0</b>	o The site is not within an identified flood risk area and is unlikely to have any effect on CO <sub>2</sub> emissions (subject to proposal).	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
<b>Landscape</b>	<b>0</b>	o The site is on a fairly prominent slope that would be very visible when approaching Turriff from the northeast and the landscape in the area will be changed and displaced. The relationship between landforms and land use will significantly change. Due to the proximity to the town, these will be long-term but insignificant.	0
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to a significant increase in pressure on local infrastructure.	0
<b>Population</b>	<b>0</b>	o The development would allow integration of people; where they meet and work. Employment opportunity in the village. This is in line with community aspirations.	0
<b>Human Health</b>	<b>0/-</b>	o Development of the site is not likely to have any significant effects on existing pathways or access to open space. o There is a core path to the south of the site that should be retained/enhanced, but development of the proposed site will not encroach on it.	0
<b>Cultural Heritage</b>	<b>0</b>	o Unlikely to have any effect 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: FR005 Knockieland, North of Slackadale Gardens, Turriff		Proposal: 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
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>○ Turriff WWTW does not capacity for this site. A growth project would be required. Impacts are likely to be localised and medium-term.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. The WWTW 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The Burn of Knockiemill is located at the northern boundary 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 Burn of Knockiemill 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 is adjacent to fluvial flood extent from Brodie Burn on the eastern boundary.</li> <li>○ 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>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. The development will result in the loss of woodland at the southeast of the site.</li> <li>○ Where possible, the woodland should be retained. If some tree loss is absolutely necessary, this could be mitigated by compensatory planting.</li> <li>○ The development is likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>○ The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, and naturalness will change.</li> </ul>	0

		<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 be medium-term. The site is relatively flat and would appear to be a logical extension to the existing allocation. The impact could be mitigated by strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site.</li> </ul>	
<b>Material Assets</b>	?	<ul style="list-style-type: none"> <li>o The quality of new assets, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site is of a scale to contribute towards affordable housing, open space and new facilities.</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, although the scale may not be sufficient to overcome the issue.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o The mix of house types has not been specified in this bid.</li> <li>o However, proposals must accord with the design policies in the LDP and include a mix of house types, amount and type of open space and contribution to other community facilities, where a need has been established.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o The 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 There is a core path to the south of the site. However, in line with the LDP policy it would not result in the loss of open space/ core paths, and would provide open space in proportion with the size of the development.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR020 Land at Markethill, Turriff</b>		<b>Proposal: 16 homes and a cemetery</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 In terms of air quality, the development is unlikely to have long-term negative effects on air quality.</li> </ul>	0
<b>Water</b>	-/?	<ul style="list-style-type: none"> <li>o Turriff WWTW does not capacity for this site. A growth project would be required. Impacts are likely to be localised and medium-term.</li> <li>o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. The WWTW has limited capacity.</li> <li>o Due to the risk of private water supply contamination, connection to sewers is not a preferred option and if the site is allocated, more detailed studies showing disconnection would be required.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-

		o With the information on the quality of water around the site, the effects could be significant in the longer term.	
<b>Climatic Factors</b>	<b>0</b>	o The development is not within an area at risk from flooding. o A cemetery could attract a lot of periodic car journeys, but the effects, although long-term, are unlikely to be significant.	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 a long-term irreversible adverse impact on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat.	0
<b>Landscape</b>	<b>-</b>	o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness will change, as the site is not immediately adjacent to Turriff, but is separated by a field on the east side of the minor road. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.	0
<b>Material Assets</b>	<b>+/-</b>	o Proposes a cemetery, an important asset that will have long-term benefits. o There is a WWTW constraint that will need to be mitigated, which will have a medium-term temporary effect.	+
<b>Population</b>	<b>0/-</b>	o Very limited detail on the mix of house types is proposed. This could be mitigated by proposing a sustainable mix of house types in accordance with the LDP policy.	+/0
<b>Human Health</b>	<b>+</b>	o It would result in creation of open space. o The 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 The overall development is unlikely to affect the listed bridge, but its integrity will be monitored by the Roads Service as part of their programme of reviewing bridges. o New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term. As a potential gateway site, there would be an opportunity to ensure the proposal is in keeping with the vernacular red stone and in keeping with existing houses in the locality.	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR030 Part OP1 site</b>		<b>Proposal: 61 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>	--	<ul style="list-style-type: none"> <li>o Turriff WWTW does not capacity for this site. A growth project would be required. Impacts are likely to be localised and medium-term.</li> <li>o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. The WWTW has limited capacity.</li> <li>o This could be mitigated through a Scottish Water growth project although the timescale for this is unclear.</li> </ul>	-
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o The development site is not within an area identified as flood risk.</li> </ul>	0
<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. Impacts are likely to be localised and in the medium to long-term.</li> <li>o There would be loss of greenfield agricultural ground (not prime) and associated soil erosion.</li> <li>o However, the site is a logical extension to the settlement in terms of proximity from services and meeting housing needs, and would offer potential benefits in terms of increased biodiversity.</li> </ul>	0
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>o Troup, Pennan and Lion's Heads is set to the north. The development would have an effect indirectly through drainage, but the likelihood of development affecting the SPA is remote.</li> <li>o The development of a greenfield site is unlikely to have long-term irreversible adverse impacts on biodiversity through the loss of habitats, habitat fragmentation or disturbance to species that use the site as a habitat.</li> <li>o The development proposes to introduce native tree planting, ponds and soakaways and will be required to meet open space mix and quantity in accordance with the LDP policy.</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 the agricultural land shall be lost. However, the development would blend in with the existing residential area adjacent to it and would blend in well.</li> <li>o In the long-term, what gets developed becomes part of the landscape, the effects are only likely to be short-term.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o There is limited capacity in Turriff Primary.</li> <li>o There is very limited capacity of waste water treatment within the public sewer system.</li> <li>o The development would increase traffic congestion in the long run, particularly on the A947.</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 impacts.</li> </ul>	+
<b>Population</b>	?	<ul style="list-style-type: none"> <li>o Mix of house types is unknown resulting in a presumption of limited housing choice for all groups of the population.</li> <li>o The LDP policy would require the development to provide a sustainable mix of house types and tenures.</li> </ul>	+
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o It would result in new open space/core paths that will connect to other paths and the town.</li> <li>o The 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 The development would not have any negative impact on built heritage.</li> </ul>	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR127 Lower Smiddyseat, Turriff		Proposal: 50 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>o Individual developments of this scale are unlikely to have any negative effects on air quality.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o Turriff WWTW does not capacity for this site. A growth project would be required. Impacts are likely to be localised and medium-term.</li> <li>o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. The WWTW has limited capacity.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>o The site is not within an identified flood risk area and is unlikely to have any effect on CO<sub>2</sub> emissions (subject to proposal).</li> </ul>	0
Soil	0	<ul style="list-style-type: none"> <li>o It should be noted that while all developments are likely to have adverse effects on soil through soil erosion, desegregation, compaction and pollution during the construction phase, these will be short-term and should be considered a neutral impact.</li> </ul>	0
Biodiversity	+/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 To mitigate for the negative impact of loss of a greenfield site, biodiversity enhancements and improvements to the green network are proposed.</li> </ul>	+/0
Landscape	0	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. Due to the proximity to the town, these will be long-term but insignificant.</li> <li>o The landscape will undoubtedly be affected due to the scale of development. However, extensive landscaping is proposed to mitigate the effect in the long-term.</li> </ul>	0
Material Assets	-	<ul style="list-style-type: none"> <li>o The proposal could lead to a significant increase in pressure on local infrastructure due to the scale of development proposed, but this could be mitigated by securing developer contributions, where a need is identified. The development will also provide affordable housing.</li> </ul>	0
Population	+	<ul style="list-style-type: none"> <li>o The development would allow integration of people; where they live and work.</li> <li>o The 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 The proposals incorporate a good mix of housing types and tenures including affordable housing.</li> </ul>	+
Human Health	0/+	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space. The development will provide a mix of public open space in accordance with the LDP policy.</li> </ul>	0/+
Cultural Heritage	?	<ul style="list-style-type: none"> <li>o The proposal is sited where there is a SMR (Colly Stripe – crop marks), archaeology have been consulted and have advised that this is not a constraint to development.</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: FR074 Site adjacent to Rosehall, Turriff</b>		<b>Proposal: 7 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 Turriff WWTW does not capacity for this site. This could be mitigated through a Scottish Water growth project. Impacts are likely to be localised and medium-term. o There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	0
<b>Climatic Factors</b>	<b>0</b>	o The proposed site is not within an identified flood risk area.	0
<b>Soil</b>	<b>0</b>	o The proposed development is likely to have short-term adverse impacts on soil through erosion, desegregation, compaction and pollution during construction phases.	0
<b>Biodiversity</b>	<b>0</b>	o The development is not likely to conserve, protect and enhance the diversity of species and habitats, and the natural heritage of the area. o The development is not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.	0
<b>Landscape</b>	-	o The site is within the Deveron Valley Special Landscape Area and adjacent to a former designed landscape of Muireisk House. o The proposed site is considered inappropriate and may lead to suburbanisation of the countryside. o Effects could be partially mitigated through landscaping and natural boundary features.	-
<b>Material Assets</b>	<b>0</b>	o The proposal will not lead to a significant increase in pressure on local infrastructure.	0
<b>Population</b>	-	o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. o However, the LDP policy requires a mix of house types to mitigate effects.	+/0
<b>Human Health</b>	<b>0</b>	o The 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>	-	o The development will have long-term and permanent negative effects on the setting of gardens, designed landscapes and archaeological sites. The development may weaken the sense of place, and the identity of existing settlements. o Invariably, the allocation will adversely affect the built features, their context, pattern of past historic use, and the setting in which they sit, in landscapes and within the soil (archaeology), and also in our towns, villages and streets.	-

<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect	
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Site Ref: FR085 Land at Kinnaird House, Turriff		Proposal: Extension to settlement boundary	
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>	○ The extension to the boundary of Turriff would have a neutral impact on the air quality; unless developments occur and only then the air quality would be required to be assessed again.	0
<b>Water</b>	<b>0</b>	○ The WWTW and WTW would be kept as existing. ○ There is a burn to the north of the site and a SEPA map indicates a surface water drainage issue concern. However, as no additional housing is proposed, there would be no topographical change to the existing situation.	0
<b>Climatic Factors</b>	<b>0</b>	○ There would be minimal CO <sub>2</sub> 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>	○ The proposal would not have any impact on biodiversity.	0
<b>Landscape</b>	<b>0</b>	○ In light of the scale and location of the proposal, it would have no impact on the landscape character for the long-term.	0
<b>Material Assets</b>	<b>0</b>	○ There would be no infrastructure constraint associated with the site.	0
<b>Population</b>	<b>0</b>	○ No change to the existing population.	0
<b>Human Health</b>	<b>0</b>	○ It would have no impact on paths/core paths and air quality.	0
<b>Cultural Heritage</b>	<b>0</b>	○ Unlikely to have any effect 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: FR099 Land at the Old School House, Ardmiddle, Turriff		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>○ Turriff WWTW does not capacity for this site. This could be mitigated through a Scottish Water growth project. Impacts are likely to be localised and medium-term.</li> <li>○ There is currently sufficient capacity at Turriff WTW. Local mains reinforcement may be required depending on the outcome of a WIA.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ In mitigation, suitable levels of surface water treatment will be required to protect The Burn of Garble.</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> </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 a 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>○ Burn of Garble runs along the southern boundary. A buffer strip would be required, which could enhance biodiversity including habitat connectivity (e.g. green corridors) as part of the open space provision.</li> </ul>	+
Landscape	-	<ul style="list-style-type: none"> <li>○ The site is located on the edge of the Deveron Valley SLA.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries will change.</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>○ A significant scale development that would further alter the character of the area. The impact is unlikely to be mitigated by strategic landscaping.</li> </ul>	-
Material Assets	-	<ul style="list-style-type: none"> <li>○ There are a number of infrastructure constraints associated with the site, namely road access, and waste water treatment.</li> <li>○ The proposal will not lead to any significant pressure on local infrastructure.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. These include social infrastructure (schools, housing, healthcare facilities); previously</li> </ul>	0



		developed land; minerals and aggregates (quarries); transport infrastructure (road, rail, paths, pipelines and bridges); water-delivery infrastructure; sewerage infrastructure; etc. These impacts could be mitigated where there is identified need through securing developer obligation contributions.	
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population.</li> <li>o The development would not allow integration of people; where they meet and work. No employment opportunities.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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		

## UDNY GREEN

### Preferred Sites

None.

### Alternative Sites

None.

## UDNY STATION

### Preferred Sites

None that are new sites.

### Alternative Sites

Site Ref: FR021 Land at Udney Station East, Udney		Proposal: Mixed use including 40 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>○ Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>○ Udney Station WWTW has insufficient capacity for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity. Local mains reinforcement 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, 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 site is not within an identified flood risk area.</li> <li>○ A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> 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>○ However, development would result in the loss of prime agricultural land which is a limited resource and cannot be replaced. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ The proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ Development proposes biodiversity enhancements, and the site has potential to augment woodland to the west.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ Due to the scale of the development, the proposal risks having a negative impact on the townscape/setting of the town with long-term effects.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-/0

		<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, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term. However, the site is not highly exposed and would appear to be a logical extension to the existing allocation.</li> <li>○ The impact could be mitigated through a well-designed development with strategic landscaping, and if allocated, this will be stated as part of the development requirements for the site or designated as protected land.</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 on WWTW (capacity unknown), and schools such as Cultercullen Primary School and Meldrum Academy are both set to be over capacity by 2022 which will have a temporary effect overall.</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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community.</li> <li>○ The development provides opportunity to add biodiversity and link to adjacent woodland.</li> </ul>	?/+
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is 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 which would be specified in the Settlement Statement.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ The site has potential to provide path links to adjacent woodland to the west.</li> </ul>	0/?
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will have a negative impact on key features of cultural heritage. This will be long-term and permanent.</li> <li>○ The site is immediately adjacent to/encloses ROC (WWII) observation posts. These should be avoided by development. If the site is allocated, the preservation of these features would be stated in the LDP as developer requirements of the opportunity site, on the basis that these could be factored in as positive features of the overall design of the development.</li> </ul>	-/+
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR138 Site OP1 Land North East of Udney Station Park</b>		<b>Proposal: 35 houses and 1Ha 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	Individual developments of this scale are unlikely to have any effect on air quality.	0

<b>Water</b>	--	<ul style="list-style-type: none"> <li>○ Udney Station WWTW has insufficient capacity for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity. Local mains reinforcement 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	0
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>○ The site is not within an identified flood risk area.</li> <li>○ A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</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 proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ The site presents an opportunity to improve habitats for biodiversity.</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 effect 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 on WWTW (capacity unknown) and schools such as Cultercullen Primary School and Meldrum Academy are both set to be over capacity by 2022 which will have a temporary effect overall.</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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community.</li> <li>○ Development provides an opportunity to improve play areas, provide new walking routes and add biodiversity enhancements.</li> </ul>	?/+
<b>Population</b>	+/0	<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 will allow integration of 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>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ New walking routes are proposed.</li> <li>○ The population is not at risk from hazardous developments.</li> </ul>	0/+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have any effect 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: FR139 Land Northeast of Udney Station Park		Proposal: 65 houses and 1ha employment land	
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>○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) impacts are likely to be permanent and long-term in duration: site risks increasing traffic flow through Ellon.</li> <li>○ However, the site is near a bus route that may help mitigate increased traffic.</li> </ul>	-/?
Water	--	<ul style="list-style-type: none"> <li>○ Udney Station WWTW has insufficient capacity for this area and an upgrade to an adoptable standard would be required. This is a reversible short-term impact.</li> <li>○ There is currently sufficient capacity. Local mains reinforcement 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, 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 site is not within an identified flood risk area.</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.</li> <li>○ The connectivity of the proposed site must be taken into account when assessing impact. A mixed-use proposal on a bus route may also help mitigate transport related emissions. However, there are no existing services and facilities and currently development in this location would therefore promote car dependency. Effects are likely to be medium-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	0/+	<ul style="list-style-type: none"> <li>○ The proposal is of a scale and a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ The development proposes a range of biodiversity enhancements, with potential to augment woodland to the east.</li> </ul>	0/+
Landscape	-	<ul style="list-style-type: none"> <li>○ Due to the scale of the development, the proposal risks having a negative impact on the townscape/setting of the town with long-term effects.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 be medium-term. However, the site is not highly exposed and would appear to be a logical extension to the existing allocation.</li> <li>○ The impact could be mitigated through a well-designed development with strategic landscaping, 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>○ There are a number of infrastructure constraints associated with the site, namely on WWTW (capacity unknown), and schools such as Cultercullen Primary School and Meldrum Academy are both set to be over capacity by 2022 which will have a temporary effect overall.</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 a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The site will provide housing and employment land to meet the needs of the local community.</li> <li>○ Development provides an opportunity to improve play areas, provide new walking routes and add biodiversity enhancements.</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 will allow integration of 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>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ New walking routes are proposed.</li> <li>○ The population is not at risk from hazardous developments.</li> </ul>	0/+
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have any effect 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		

## WEST PITMILLAN

### Preferred Sites

Site Ref: OP1 (FR118) West Pitmillan		Proposal: 3.1ha 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	-	<ul style="list-style-type: none"> <li>○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it is for industrial use.</li> </ul>	-
Water	0	<ul style="list-style-type: none"> <li>○ There is no WWTW in Westfield Foveran, but a growth project has been initiated by Scottish Water at Foveran WWTW (1.4km away). All sites in West Pitmillan will connect to the public sewerage system in Foveran once the growth project is complete. This is a reversible short-term impact.</li> <li>○ Proposed development can connect directly off the trunk main. 24-hour water storage will be required on site. A mains extension with pressure management is also required. This is a reversible short-term impact.</li> </ul>	0
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The development is relatively well-connected to the A90 and traffic impact would be reflective of the other businesses that are already located there.</li> </ul>	0
Soil	--	<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	--
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of this intensive farmland is unlikely to have a 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
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced but the site is not particularly significant in a landscape context and the nature of the area has been affected by the A90.</li> </ul>	0
Material Assets	+	<ul style="list-style-type: none"> <li>○ The allocation will not lead to any significant pressure on local infrastructure.</li> </ul>	+
Population	0	<ul style="list-style-type: none"> <li>○ The allocation would not have any significant effects on the population.</li> </ul>	0
Human Health	0	<ul style="list-style-type: none"> <li>○ The allocation would not have any significant effects on the population.</li> </ul>	0/+
Cultural Heritage	0	<ul style="list-style-type: none"> <li>○ No significant 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: FR117 Land West of Enerfield Business Park, Foveran, Newburgh		Proposal: 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>○ A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) as it is for industrial use.</li> </ul>	-
Water	0	<ul style="list-style-type: none"> <li>○ There is no WWTW in Westfield Foveran, but a growth project has been initiated by Scottish Water at Foveran WWTW (1.4km away). All sites in West Pitmillan will connect to the public sewerage system in Foveran once the growth project is complete. This is a reversible short-term impact.</li> <li>○ Proposed development can connect directly off the trunk main. 24-hour water storage will be required on site. A mains extension with pressure management is also required. This is a reversible short-term impact.</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 proposal is distant from residential areas, which will increase the need to travel long distances to services and increased emissions.</li> </ul>	-
Soil	-	<ul style="list-style-type: none"> <li>○ The proposed development would result in the loss of prime agricultural land. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>○ The development of this intensive farmland is unlikely to have a 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
Landscape	0	<ul style="list-style-type: none"> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 be medium-term.</li> </ul>	0
Material Assets	0	<ul style="list-style-type: none"> <li>○ The allocation will not lead to any significant pressure on local infrastructure.</li> </ul>	0
Population	0	<ul style="list-style-type: none"> <li>○ The allocation would not have any significant effects on the population.</li> </ul>	0
Human Health	0	<ul style="list-style-type: none"> <li>○ The allocation would not have any significant effects on the population.</li> </ul>	0
Cultural Heritage	-	<ul style="list-style-type: none"> <li>○ Whilst the proposal would likely destroy a site of regional significance it is unlikely to have significant effects on the historic environment.</li> </ul>	0
Key	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



## WOODHEAD

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR042 Land at Fyvie Road, Woodhead of Fyvie		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>o Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>o WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible.</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, silt deposition and water-borne pollution. The impact is likely to be short term.</li> </ul>	-
Climatic Factors	0	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>o The development is not in an area identified at flood risk.</li> </ul>	0
Soil	-	<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 development will cause loss of prime agricultural land which is a limited resource and cannot be replaced. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a 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>o The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against the loss of a locally important nature conservation designation.</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. The relationship between landforms 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 be medium-term.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires the need to travel).</li> <li>○ The development may help sustain the schools as Fyvie Primary School and Turriff Secondary School are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible – and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>○ The site connects well to the existing settlement with potential to enhance the footpath network.</li> </ul>	-/+
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However, this will not make a significant increase in housing choice.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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>○ Opportunities to enhance and extend footpaths.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ No 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		

<b>Site Ref: FR043 Site North of Woodhead Farm, Woodhead of Fyvie</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>	<b>Effect – post mitigation</b>
<b>Air</b>	0	<ul style="list-style-type: none"> <li>○ Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0

<b>Water</b>	-	<ul style="list-style-type: none"> <li>○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</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 likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>○ The development is not in an area identified at flood risk.</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 development will cause loss of prime agricultural land which is a limited resource and cannot be replaced. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. 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 a 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>○ The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against the loss of a locally important nature conservation designation.</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. The relationship between landforms 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 be medium-term.</li> </ul>	0
<b>Material Assets</b>	-/+	<ul style="list-style-type: none"> <li>○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires the need to travel).</li> <li>○ The development may help sustain the schools as Fyvie Primary School and Turriff Secondary School are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>○ The site connects well to the existing settlement with potential to enhance the footpath network.</li> </ul>	-/+
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ The self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However, this will not make a significant increase in housing choice.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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

		o There are opportunities to enhance and extend footpaths.	
<b>Cultural Heritage</b>	0	o No impact on cultural heritage.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

<b>Site Ref: FR053 Land adjacent to Braefield, Woodhead of Fyvie</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 Individual developments of this scale are unlikely to have any effect on air quality.	0
<b>Water</b>	-	o WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	-
<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. However, a proposal on this scale is unlikely to have any effect on CO <sub>2</sub> emissions. o The development is not in an area identified at flood risk.	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 of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. o Biodiversity enhancements are proposed.	0
<b>Landscape</b>	0	o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change. o The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change. o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.	0

<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires the need to travel).</li> <li>o The development may help sustain the schools as Fyvie Primary School and Turriff Secondary School are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible - and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>o The site has potential to help consolidate the settlement pattern.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, proposals must accord with the design policies in the LDP and include a mix of house types. Nonetheless, this is small-scale, self-build housing with limited opportunity to provide a good housing mix and choice.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o The 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 No 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		

<b>Site Ref: FR054 Land adjacent to Hillview, Woodhead of Fyvie</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>	0	<ul style="list-style-type: none"> <li>o Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible.</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, 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. However, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>o The development is not in an area identified at flood risk.</li> </ul>	0

<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> </ul>	0
<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a 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>o The development could affect the conservation objectives and natural features of a locally important designated site (development site is within Windyhills LNCS). No intervention is available to mitigate against the loss of a locally important nature conservation designation.</li> </ul>	-
<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. The relationship between landforms 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> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	0	<ul style="list-style-type: none"> <li>o The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW.</li> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires the need to travel).</li> <li>o The development may help sustain the schools as Fyvie Primary School and Turriff Secondary School are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible – and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>o The site has potential to help consolidate the existing settlement.</li> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>o The self-build housing proposed enhances opportunities to access affordable housing (one 3 bed unit to be incorporated). However, this will not make a significant increase in housing choice.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o The 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 No 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		

Site Ref: FR130 Land to the West of Woodhead, Woodhead of Fyvie		Proposal: 24 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>o Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible.</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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	--
Climatic Factors	0	<ul style="list-style-type: none"> <li>o The development could have a long-term negative impact due to the likelihood of increased travel requirements (the need to travel long distances to services) and increased emissions. However, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>o The development is not in an area identified at flood risk.</li> </ul>	0
Soil	-	<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 development will cause loss of prime agricultural land which is a limited resource and cannot be replaced. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-
Biodiversity	-	<ul style="list-style-type: none"> <li>o The development of a greenfield site is likely to have a 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>o The development could affect the conservation objectives and natural features of a locally important designated site (development site is immediately adjacent Windyhills LNCS). A buffer strip would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, this mitigation measure will be stated as part of the development requirements for the site.</li> </ul>	-/0
Landscape	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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> <li>o The proposal is likely to have a negative impact on the setting of the settlement.</li> <li>o Visual and landscape character impacts are expected as a result of the scale of development which is significant relative to the scale of the settlement, particularly on the approach to the village.</li> </ul>	-/0

		<ul style="list-style-type: none"> <li>○ 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. If necessary, a landscape and visual impact assessment will be required and will be stated in the development requirements for the site.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will lead to significant pressure on local infrastructure in relative terms due to the lack of WWTW.</li> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. As there are no local services or facilities locally, the development may help sustain services and facilities elsewhere (although this requires the need to travel).</li> <li>○ The development may help sustain the schools as Fyvie Primary School and Turriff Secondary School are projected to have spare capacity, however there are other infrastructure constraints associated with the site, namely WWTW. Consultation with relevant infrastructure providers will be required to identify mitigation measures – if any are possible – and if allocated, the Settlement Statement will specify how to mitigate against these effects.</li> <li>○ The site has potential to connect well to the existing settlement.</li> </ul>	-/+
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>○ Limited choice of housing proposed; however, proposals must accord with the design policies in the LDP and include a mix of house type.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ The 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>○ No 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		



## YTHANBANK

### Preferred Sites

Site Ref: OP1 (FR019) Michealmuir Croft, Ythanbank		Proposal: 5 homes	
SEA Topics	Effect	Comments	Effect – post mitigation
		<p>Effects should be assessed in terms of</p> <ul style="list-style-type: none"> <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>	--	<ul style="list-style-type: none"> <li>○ There is no public waste water treatment works in Ythanbank. The Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. Early discussions with SEPA may be required as approval of individual waste water discharges is unlikely. A single adoptable Waste Water Treatment Plant of sufficient capacity should be pursued, and investigation into ground water pollution may be required.</li> <li>○ Invercannie, Mannofield and Turriff WTW has sufficient capacity, however early engagement with Scottish Water has been advised.</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. However, a proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</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 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 not likely to maintain or enhance existing green networks and improve connectivity/function or create new links where needed.</li> <li>○ Biodiversity enhancements are proposed. Individual SuDS schemes would also enhance biodiversity.</li> </ul>	0/+
<b>Landscape</b>	0	<ul style="list-style-type: none"> <li>○ Landscape impact would be minimal and mitigated through landscaping and natural boundary features.</li> <li>○ The scale and location of the development fits with the existing settlement.</li> </ul>	0
<b>Material Assets</b>	0/+	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ The development would help sustain Auchterellon Primary School (decreasing school roll).</li> <li>○ Although the village lacks local services and facilities and therefore promotes car dependency, the development would help sustain services in Ellon.</li> </ul>	0/+

<b>Population</b>	-	o Self-build housing proposed of 4+bed homes suggested, which limits housing choice.	-
<b>Human Health</b>	0/+	o The 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 Extends footpath in front of plots and potential to improve connectivity to the Ythanbank Reindeer Centre.	0/+
<b>Cultural Heritage</b>	0	o No impact on cultural heritage.	0
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

### Alternative Sites

<b>Site Ref: FR048 Site 1, Land at Wood of Schivas, Ythanbank, Methlick</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	o For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.	0
<b>Water</b>	-	o There is no public waste water treatment works in Ythanbank. The Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. Early discussions with SEPA may be required as approval of individual waste water discharges is unlikely. A single adoptable Waste Water Treatment Plant of sufficient capacity should be pursued, and investigation into ground water pollution may be required. o Invercarnie, Mannofield and Turriff WTW has sufficient capacity, however early engagement with Scottish Water has been advised. o Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.	-/?
<b>Climatic Factors</b>	0	o The site is not within an area identified as being at flood risk. o The site has poor connections to the public transport network (no bus stop within 400m) and therefore may increase reliance on private car usage. o A development of this scale is unlikely to have a significant impact on CO <sub>2</sub> emissions.	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, however this impact would be limited to the short/medium-term.	0

<b>Biodiversity</b>	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and 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 risks loss of existing trees (ancient woodland – plantation origin), woodland and hedges. The area of the site covered by Ancient Woodland should be retained as open space and woodland supplemented as required to mitigate against any negative impact and if allocated, this measure stated as part of the development requirements to be a positive feature of the opportunity site.</li> <li>○ The development will enhance biodiversity through provision of open space, including the planting of native tree species, nectar rich species and wildflowers in the verges.</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. The relationship between landforms 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 be medium-term, and overall the site will not have a significant negative impact on the setting of the village.</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, education provision at Methlick Primary and Meldrum Academy, which will have a long-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> </ul>	0
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population, although 25% affordable housing is proposed. 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>	+/-	<ul style="list-style-type: none"> <li>○ It would result in an increase of open space.</li> <li>○ No impact on core paths.</li> <li>○ The 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 connectivity to facilities and amenities would discourage the use of sustainable modes of transport, having a negative impact on health.</li> </ul>	+/-
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent, long-term negative effects on the setting of an archaeological site (Fedderat Cairn). As such, the development may weaken the sense of place, and the identity of existing settlements. Site topography and landscaping may help mitigate, nonetheless there would be a significant impact due to the development's siting on an area of regionally significant importance (Wood of Schivas – extensive rig and furrow area).</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR049 Site 2, Land at Wood of Schivas, Ythanbank, Methlick		Proposal: 25 Homes and 2.5ha 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>○ For the most part individual developments of this scale are likely to have short to medium-term temporary insignificant effects on air quality, largely limited to the construction period.</li> </ul>	0
Water	-/?	<ul style="list-style-type: none"> <li>○ There is no public waste water treatment works in Ythanbank. In the event that private waste water drainage is required for a development of this scale, it is likely to have a negative impact on water quality. To mitigate this, the Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. Early discussions with SEPA may be required as approval of individual waste water discharges is unlikely. A single adoptable WWTP of sufficient capacity should be pursued, and investigation into ground water pollution may be required.</li> <li>○ Invercarnie, Mannofield and Turriff WTW has capacity, however early engagement with Scottish Water has been advised.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> </ul>	-/?
Climatic Factors	0	<ul style="list-style-type: none"> <li>○ The site is not within an area identified as being at flood risk.</li> <li>○ The site has poor connections to the public transport network (no bus stop within 400m) and therefore may increase reliance on private car usage.</li> <li>○ However, development on this scale is unlikely to have a significant impact on CO<sub>2</sub> 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, however this impact would be limited to the short/medium-term.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a long-term irreversible adverse impact on biodiversity through the loss of habitats and 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 through provision of open space, including the planting of native tree species, nectar rich species and wildflowers in the verges. The proposal also presents an opportunity for providing green corridor links.</li> <li>○ The development will however also result in the loss of existing trees (ancient woodland – plantation origin), woodland and hedges. Native tree species planting proposed. Although, this would not offset the loss of ancient woodland but may offset other tree removal.</li> <li>○ Compensatory planting is a mitigation measure that would reduce potential negative effects and provide biodiversity enhancement opportunities. If the site is allocated, the need for compensatory planting 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 nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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>○ Potential loss of woodland and open field pattern.</li> <li>○ Potential mitigation from compensatory planting, use of dry-stone walls.</li> <li>○ However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</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, education provision at Methlick Primary and Meldrum Academy, and uncertainty over WWTW capacity, which may have a long-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>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire. The development would provide employment opportunity, housing choices, new walking routes but the site is poorly connected to existing settlements.</li> </ul>	+/?
<b>Population</b>	+/0	<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>○ 25% affordable housing is proposed.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ It would result in an increase of open space.</li> <li>○ No impact on core paths – new walking routes are proposed.</li> <li>○ The 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>○ However, positive benefits are offset by poor connectivity to facilities and amenities would discourage the use of sustainable modes of transport, having a negative impact on health.</li> <li>○ Although, an eastern section of the site lies within the outer consultation zone for a national grid pipeline. Therefore, the development would be subject to consultation.</li> </ul>	0/?
<b>Cultural Heritage</b>	-	<ul style="list-style-type: none"> <li>○ The development will have long-term and permanent negative effects on the setting of scheduled monuments and archaeological sites. The development may weaken the sense of place, and the identity of existing settlements.</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> <li>○ There are numerous Aberdeenshire SMRs within and adjacent to the site. Development is likely to impact the setting of these – site topography and landscaping may help mitigate, nonetheless there would be a significant impact due to the development's siting on an area of regionally significant importance (Wood of Schivas – extensive rig and furrow area).</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – DRUM OF WARTLE

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR036 Land at Greenway, Drum of Wartle (Business)		Proposal: 1.5 ha employment land (light industrial)	
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>○ The development of employment land could worsen air quality depending on developments coming forward. The impact would be controlled through development management procedures.</li> </ul>	0
Water	-	<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, 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, based on private drainage being proposed.</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. This is not a well-connected area, so it is unlikely that the impact of emissions could be mitigated especially as the proposal is for employment land.</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. These will be remediated in the medium-term.</li> </ul>	0
Biodiversity	-	<ul style="list-style-type: none"> <li>○ The development of a greenfield site is likely to have a 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. Negative impacts can be overcome by good landscape design including green corridors.</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 landforms 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>	-

		o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.	
<b>Material Assets</b>	<b>+</b>	o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.	<b>+</b>
<b>Population</b>	<b>0</b>	o Employment opportunities would be created.	<b>0</b>
<b>Human Health</b>	<b>0</b>	o Unlikely to have any significant effects.	<b>0</b>
<b>Cultural Heritage</b>	<b>0</b>	o The development of the site is unlikely to have any effect 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		

## LANDWARD SITES – FORGUE

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR146 Land to East of South Balnoon Farmhouse, Forgue		Proposal: 10 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>○ Unlikely to have an impact due to its small scale.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ No public sewers in the area. Proposer provides no details on sewage disposal. In the event that private waste water drainage is required, it must not have a negative impact on water quality. To mitigate this, the Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. Early discussions with SEPA may be required as approval of individual waste water discharges is unlikely. A single adoptable WWTP of sufficient capacity should be pursued, and investigation into ground water pollution may be required.</li> <li>○ Turriff WTW has capacity, but a growth project may be required to accommodate future 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Minimal negative impact on water quality - the proposed development is on a brownfield site near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor. However, the site is not immediately adjacent to a watercourse.</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 as there are few services available locally. However, a development of this scale is unlikely to have any effect on CO<sub>2</sub> 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 may result in remediation of contaminated soil (existence of any contamination is unknown).</li> </ul>	+/?
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ The site is agricultural land of limited biodiversity interest.</li> <li>○ Unlikely to have a 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> </ul>	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 The development will enhance biodiversity through redevelopment of brownfield land with some biodiversity improvements.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The site is in close proximity to Deveron Valley Special Landscape Area and within the Agricultural Heartland landscape character type, which features gently rolling landforms allowing for open views, and characterised by infrequent farmsteads and scattered settlements.</li> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</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 There is potential cumulative impact on housing of an inappropriate scale on a farmstead (10 homes together with adjacent bid site for 4 homes) which would be intrusive by its relative scale.</li> <li>o The site is visible due to open nature of landscape: the development risks a suburban ‘cul de sac’ arrangement being imposed on this agricultural setting through the scale of the setting, although screening would help mitigate impact.</li> <li>o In this undulating agricultural heartland, mixed species woodland and shelterbelts could be planted to mitigate impact and reinforce landscape character. If allocated, this mitigation would be stated in the development requirements of the opportunity site.</li> </ul>	-/0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>o Positive impact on Forgue Primary School which is currently over capacity but set to decline within 5 years.</li> <li>o There are very few facilities in the locality.</li> <li>o Long-term negative impact on the single-track road and junction onto the B9024.</li> </ul>	+/-
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>o Mixed size of housing is proposed (2, 3 and 4 bedroom) resulting in a degree of housing choice, including affordable housing.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development would not result in the loss of open space/core paths.</li> <li>o The 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 immediately adjacent to the site of a 19<sup>th</sup> century farmstead. New developments that deviate from existing designs, layouts and materials could adversely affect the setting of an historic setting in the long-term. If allocated, the need for sensitive design solutions would be specified as part of the development requirements of the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

Site Ref: FR147 Land to North and East of South Balnoon Farmhouse, Forgue		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>	Effect - post mitigation
Air	0	<ul style="list-style-type: none"> <li>○ Unlikely to have an impact due to its small scale.</li> </ul>	0
Water	-	<ul style="list-style-type: none"> <li>○ No public sewers in the area. Proposer provides no details on sewage disposal. In the event that private waste water drainage is required, it must not negative impact on water quality. To mitigate this, the Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. Early discussions with SEPA may be required as approval of individual waste water discharges is unlikely. A single adoptable WWTP of sufficient capacity should be pursued, and investigation into ground water pollution may be required.</li> <li>○ Turriff WTW has capacity, but a growth project may be required to accommodate future 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, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ Minimal negative impact on water quality – the proposed development is on a site that may be brownfield, near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is poor.</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 as there are few services available locally. However, a development of this scale is unlikely to have any effect on CO<sub>2</sub> 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 may result in remediation of contaminated soil (existence of any contamination is unknown).</li> <li>○ Development causes some loss of prime agricultural land which is a limited resource and cannot be replaced. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss.</li> </ul>	-/?
Biodiversity	0/+	<ul style="list-style-type: none"> <li>○ The site is agricultural land of limited biodiversity interest.</li> <li>○ Unlikely to be a 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>○ 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 through proposed planting.</li> </ul>	0/+
Landscape	-/0	<ul style="list-style-type: none"> <li>○ The site is located in agricultural heartland (upland ridges South of the Deveron) with gently rolling landforms allowing open views, characterised by infrequent farmsteads and scattered settlements.</li> <li>○ The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	-/0

		<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>○ Inappropriate scale of housing on a farmstead (4 homes together with adjacent bid site for 10 homes) would be intrusive by its relative scale and result in a negative cumulative impact.</li> <li>○ The site is visible due to the open nature of the landscape: the development risks a suburban arrangement being imposed on this agricultural setting, although screening would help mitigate the impact.</li> <li>○ In this undulating agricultural heartland mixed species woodland and shelterbelts could be planted to mitigate the impact and reinforce landscape character.</li> </ul>	
<b>Material Assets</b>	+/-	<ul style="list-style-type: none"> <li>○ The quality of a new asset, created through the development of this site, depends on the availability of and its conformity with other assets in Aberdeenshire.</li> <li>○ Positive impact on Fogue Primary School which is currently over capacity but set to decline within 5 years.</li> <li>○ There are very few facilities in the locality.</li> <li>○ Long-term negative impact on the single track road and junction onto the B9024.</li> </ul>	+/-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ Comprises of 4 detached houses (3 bedroom), no affordable housing proposed. (Note: two planning approvals for conversion of steading and bothy provide smaller accommodation as residential feu – related to this bid). However, proposals must accord with the design policies in the LDP and include a mix of house type.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development would not result in the loss of open space/core paths.</li> <li>○ The 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 is immediately adjacent to the site of a 19<sup>th</sup> century farmstead. New developments that deviate from existing designs, layouts and materials could adversely affect the setting of an historic setting in the long-term. If allocated, the need for sensitive design solutions would be specified as part of the development requirements of the site.</li> </ul>	-/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		

## LANDWARD SITES – HATTONCROOK

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR023 West Hattoncrook, Oldmeldrum		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>o Individual developments of this scale are unlikely to have any significant impacts.</li> </ul>	0
Water	--	<ul style="list-style-type: none"> <li>o The proposal is likely to have a significant negative effect. As it exceeds public sewage treatment capacity, a private waste drainage system is proposed/required for more than 15 houses. Scottish Environment Protection Agency (SEPA) will need to be consulted and full authorisation and relevant licensing sought for private treatment. A single adoptable WWTP of sufficient capacity should be pursued, and investigation into ground water pollution may be required. Impacts are likely to be localised and medium/long-term.</li> <li>o This could also be mitigated through a growth programme should the proposal meet Scottish Water's growth criteria.</li> </ul>	-
Climatic Factors	0	<ul style="list-style-type: none"> <li>o The site is not within an identified flood risk area.</li> <li>o A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> <li>o A proposal of this scale will cause a significant loss of valuable agricultural land (i.e. through increases in concentrations of a certain contaminant(s) in soil, soil sealing, structural change in soils and change in soil organic matter). Impacts are likely to be localised and medium/long-term.</li> </ul>	0
Soil	-	<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 A proposal of this scale will cause a significant loss of valuable agricultural land. Impacts are likely to be localised and medium/long-term.</li> </ul>	-
Biodiversity	0	<ul style="list-style-type: none"> <li>o The proposal is of a scale and in a location, which is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> </ul>	0
Landscape	-	<ul style="list-style-type: none"> <li>o The nature of land use in the area will be changed and displaced. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.</li> </ul>	0

		<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>○ The proposal will have a negative impact on a key feature of the landscape character area.</li> <li>○ These negative impacts could be mitigated through good design and screening.</li> </ul>	
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>○ The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network and the local primary/secondary school.</li> <li>○ These negative impacts could be mitigated through a growth programme and developer obligations, if required.</li> </ul>	-
<b>Population</b>	-	<ul style="list-style-type: none"> <li>○ No mix of house types is proposed resulting in a limited housing choice for all groups of the population. However, any applications will be required to be in accordance with the LDP policy, meaning there will be a sustainable mix of housing with at least 25% being affordable.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>○ Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>○ Population not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>○ The development is unlikely to have any effect 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 – WHITECAIRNS

### Preferred Sites

None.

### Alternative Sites

Site Ref: FR016 Land to the rear of Dykeside, Whitecairns		Proposal: 6 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>▪ Individual developments of this scale are unlikely to have any 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>	-	<ul style="list-style-type: none"> <li>○ WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible.</li> <li>○ Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, silt deposition and water-borne pollution. The impact is likely to be short-term.</li> <li>○ The proposed development on a greenfield site is near the Potterton Burn, which has a moderate water quality rating.</li> <li>○ The effect on the water environment also depends on potential deterioration of a waterbody, and the extent to which the allocation connects to the public sewage infrastructure.</li> <li>○ With the information on the quality of water around the site, the cumulative effects can be significant in the longer term for the Potterton Burn.</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), but its scale would only have a moderate increase in CO<sub>2</sub> 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>	0
<b>Biodiversity</b>	<b>0</b>	<ul style="list-style-type: none"> <li>○ The development is of a scale and in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>○ Some moderate biodiversity enhancements are proposed, which would have a long-term positive impact.</li> </ul>	0

<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The landscape experience is likely to change - openness, scale, line, pattern, solitude, naturalness will change. This could be mitigated by strategic landscaping.</li> <li>o However, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will not lead to a significant increase in pressure on local infrastructure.</li> <li>o However, Balmedie Primary School will be over capacity (118% by 2024). 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 is proposed resulting in a limited housing choice for all groups of the population. However, this would be mitigated by conforming with the LDP policy.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o The development is unlikely to weaken the sense of place, and the identity of Whitecairns, as it mostly comprises of detached houses, the oldest located at the T-junction and the newest to the north. The site contains former cottages, which are listed in the Sites and Monuments Record, but have been removed. An archaeology survey could be requested if the site is allocated.</li> </ul>	0
<b>Key</b>	+ = positive effect   ++ = significant positive effect - = negative effect   -- = significant negative effect 0 = neutral effect   ? = uncertain effect		

<b>Site Ref: FR055 Chance Inn, Whitecairns</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	<ul style="list-style-type: none"> <li>o Individual developments of this scale are unlikely to have any effect on air quality.</li> </ul>	0
<b>Water</b>	-	<ul style="list-style-type: none"> <li>o WWTW is not available for this area. The proposal is likely to have a negative effect as a private waste drainage system is proposed. The effects could be significant in the longer term.</li> </ul>	-
<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o The site is not within an identified flood risk area.</li> <li>o A proposal on this scale is unlikely to have any effect on CO<sub>2</sub> emissions.</li> </ul>	0
<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> </ul>	0
<b>Biodiversity</b>	0	<ul style="list-style-type: none"> <li>o The development of this greenfield site is unlikely to have a 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> </ul>	0

		<ul style="list-style-type: none"> <li>o Any negative impacts regarding development could be mitigated by the development plan being in accordance with the Parks and Open Space Strategy; in particular by procuring wold green space and green corridors.</li> </ul>	
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The proposal would create ribbon development and will have a negative impact on a key feature of the landscape character. The impacts are likely to be long-term.</li> </ul>	-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will not lead to a significant increase in pressure on local infrastructure.</li> <li>o However, Balmedie Primary School will be over capacity (118% by 2024). 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 is proposed resulting in a limited housing choice for all groups of the population.</li> </ul>	-
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o Development of the site is unlikely to have any significant effects on existing pathways or access to open space.</li> <li>o The population is not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0	<ul style="list-style-type: none"> <li>o Unlikely to have any effect 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: FR097 Land North of Drovers Place, Whitecairns</b>		<b>Proposal: 30 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>o Individual developments of this scale are unlikely to have any effect on air quality.</li> <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 WWTW is not available for this area and the site is in a SEPA waste water drainage hot spot (i.e. poor ground conditions for soakaways) and it is not desirable to have septic tanks. They would need to connect to a public sewer; however, this may not be feasible. However, a private reed bed system is proposed off-site on land in the ownership of the proposer. The feasibility of this is uncertain, which could impact watercourses</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, 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 the Potterton Burn, which has a moderate water quality rating.</li> <li>o The effect on the water environment also depends on potential deterioration of a waterbody, and the extent to which the allocation connects to the public sewage infrastructure.</li> <li>o With the information on the quality of water around the site, the cumulative effects can be significant in the longer term for the Potterton Burn.</li> </ul>	-/?



<b>Climatic Factors</b>	0	<ul style="list-style-type: none"> <li>o The development risks a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services). However, a development on this scale is unlikely to have any significant effect on CO<sub>2</sub> emissions.</li> </ul>	0
<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> </ul>	0
<b>Biodiversity</b>	0/+	<ul style="list-style-type: none"> <li>o The development is of a scale and in a location that is unlikely to negatively affect a nature conservation site or wider biodiversity.</li> <li>o Biodiversity enhancements are proposed, which would have a long-term positive impact.</li> </ul>	0/+
<b>Landscape</b>	-	<ul style="list-style-type: none"> <li>o The landscape experience is likely to change - openness, scale, line, pattern, solitude, naturalness will change. This could be mitigated by strategic landscaping.</li> <li>o Furthermore, given that over a long-term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.</li> </ul>	0/-
<b>Material Assets</b>	-	<ul style="list-style-type: none"> <li>o The proposal will lead to a significant increase in pressure on Balmedie Primary School and need a new sewage treatment work.</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 However, there are no services in this hamlet.</li> </ul>	0/-
<b>Population</b>	+/0	<ul style="list-style-type: none"> <li>o Mix of semi and detached homes from 1-4+ bedrooms are proposed resulting in a housing choice for most groups of the population. 25% of the site will be for affordable homes.</li> </ul>	+/0
<b>Human Health</b>	0	<ul style="list-style-type: none"> <li>o A loop is proposed with some green space, with the play area next to the existing tree belt. A footpath link is proposed to the B999.</li> <li>o The population is not at risk from hazardous developments.</li> </ul>	0
<b>Cultural Heritage</b>	0/?	<ul style="list-style-type: none"> <li>o The development is unlikely to weaken the sense of place, and the identity of Whitecaims, as it mostly comprises of detached houses, the oldest located at the T-junction and the newest to the north.</li> <li>o Nearby are former buildings that are listed in the Sites and Monuments Record, but most have been destroyed. An archaeology survey could be requested if the site is allocated.</li> </ul>	0/?
<b>Key</b>	+ = positive effect    ++ = significant positive effect - = negative effect    -- = significant negative effect 0 = neutral effect    ? = uncertain effect		



Overhill Farm | Mr Ian Ross | A Vision for Foveran & Rashierieve Foveran | Apr '19.

# Executive Summary

LBA Architects and Strutt & Parker have prepared this document on behalf of Mr. Ian Ross of [REDACTED] to provide contextual analysis and vision for future growth, in support of a submission to promote the allocation of land at Foveran and Rashierieve Foveran in the emerging Aberdeenshire Local Development Plan 2021. Mr Ross owns the land at Overhill Farm in addition to land to the west.

The site was promoted as part of the Call for Site stage in early 2018 however it was not included as Officer's preference in the Main Issues Report to which Aberdeenshire Council is currently seeking comments.

This document seeks to address the Council's assessment of the site and provides a wide-ranging vision based on an analysis of the existing site conditions and the potential future developments within the area.

We believe this provides a positive and achievable conceptual framework for appropriately scaled residential and employment development, which could be delivered in phases to meet the growing needs of the area and reflect its strategic location as a commuter town for Aberdeen City and along the Energetica corridor.

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# 1 Introduction

## Overhill Farm | Foveran & Rashierieve Foveran

This Vision document has been prepared to illustrate our proposals for the sustainable growth of Foveran and Rashierieve Foveran to support a safeguarding in the LDP.

Our preliminary proposals have been designed to promote a balanced development strategy which responds to the local context and existing settlement form.

The proposals are presented as a high level Preliminary Development Framework Plan and this provides a basis for formulating more detailed proposals as appropriate at the appropriate stage.

### Our Vision for Foveran and Rashierieve Foveran

- » **A balanced development strategy offering the potential for sustainable growth which complements the existing settlement form and responds to key views, landscape features and designations, drainage constraints and availability of community infrastructure.**
- » **Creation of a distinct settlement form, which has a real sense of place and identity.**
- » **Delivery of development across two sites under one land ownership.**
- » **Provision of approximately 1100 new homes, including a range of house types**
- » **Provision of a site for a new community/ education infrastructure.**
- » **Foster and encourage connectivity between the proposal, potential future development sites and existing settlement.**
- » **To support further economic development in this area by extending the existing employment allocations which are proposed to be carried forward.**
- » **This revised proposal seeks to build upon the demand identified in Energetica Corridor strategies.**

# 2.1 Overview of Sites and Context

## Wider Site Context

The proposed sites are situated on the edge of the settlements of Foveran and Rashierieve Foveran, lying in a depression within the open countryside of eastern Formartine around Overhill Farm.

Foveran is characterised by its development along the A90 and by the Foveran Burn running through the centre of the village. Historic development largely runs from east to west with more recent development extending the settlement to the north.

Rashierieve Foveran, to the south boundary of Foveran is a small linear settlement incorporating mixed use development which consists of housing and businesses.

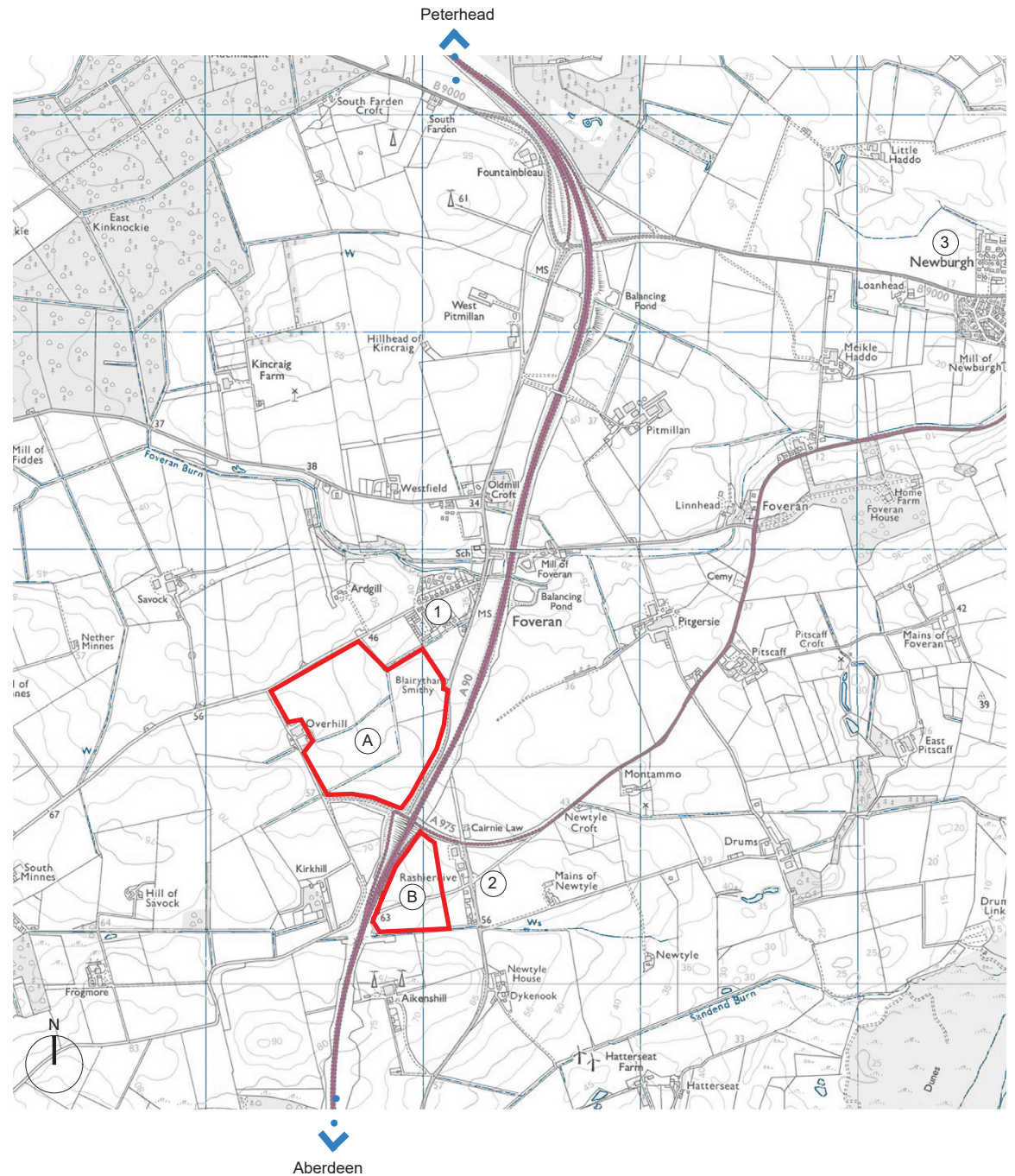
The sites are approximately 13 miles north of Aberdeen and 20 miles south of Peterhead in the Formartine settlements. They are well connected to both via the A90 with travel times approximately twenty minutes to Aberdeen and thirty minutes to Peterhead. The neighbouring larger villages and towns of Balmedie, Ellon and Newburgh are also in close proximity.

The connection to the Aberdeen Western Peripheral Route (AWPR), strategic road network and to the established public transport network places the sites in a strategic and advantageous position for new development.

The sites proposed for allocation consist of two areas which are under the same ownership and are proposed to have complimentary uses however are capable of being delivered independently.

### Wider Context

- 1 Foveran
  - 2 Rashierieve Foveran
  - 3 Newburgh
- A - Land proposed for residential use with community infrastructure
- B - Land proposed for employment purposes



# 2.2 The Sites



Site A

—  
Foveran



Site B

—  
Rashierieve Foveran

# 2.3 Planning Considerations

## Local Development Plan

The sites are located in both the Energetica Corridor and the Aberdeen to Peterhead Strategic Growth Area (SGA) as identified by the adopted Aberdeenshire LDP (2017). Due to the strategic location, there is development pressure to deliver homes and employment land in the settlement.

Opportunities have been identified for this area to deliver strategic housing and employment land. The LDP aspiration is that new development is to contribute to the transformation of the area into a high quality lifestyle, leisure and global business location.

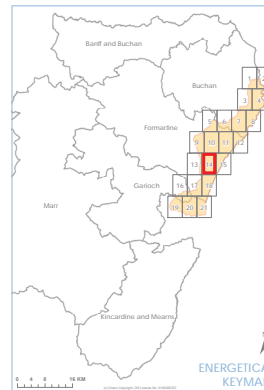
Key Planning Objectives for Foveran were identified in the Main Issues Report January 2019 to be;

- Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.
- To support community facilities and services.
- To support economic development in the Energetica Corridor.

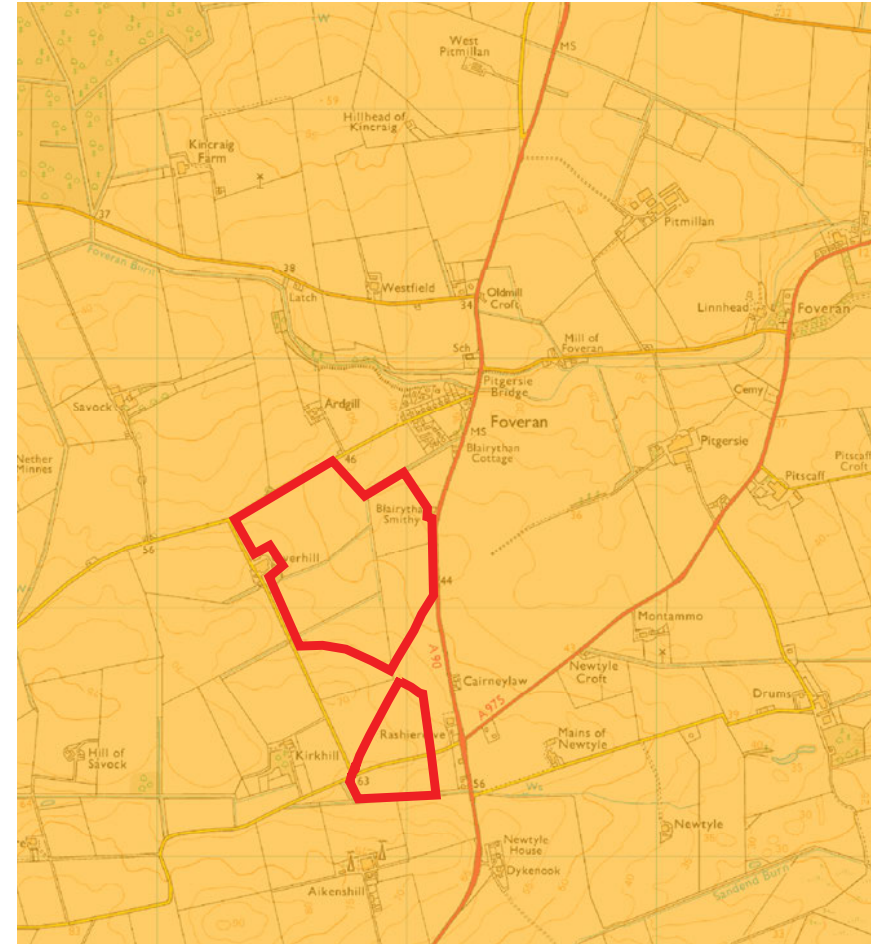
Key Planning Objectives for Rashierieve Foveran were identified in the Main Issues Report January 2019 to be;

- To provide local employment opportunities.
- To support economic development in the Energetica Corridor.

The sites proposed for allocation aim to address the objectives above and aspirations for the area as shall be demonstrated later in this document.



**Extract from LDP 2017  
Supplementary Guidance  
No.3 Energetica**  
—  
*Energetica Map 14*  
Proposed site outlined in red



# 2.4 Bid Submissions

## Overview

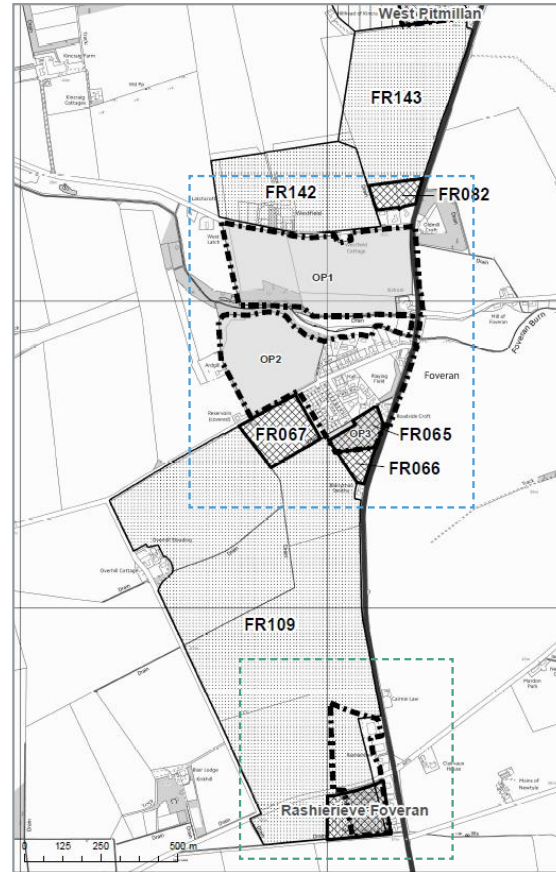
In 2018 a proposal was submitted for the land at Overhill Farm to be considered as one of the allocated areas for development in the 2021 Local Development Plan. The proposal was for solely residential use and proposed 580 houses (290 three bed and 290 four bed) with the site area encompassing Rashierieve Foveran.

The submission was registered by the council as *FR109 - Land south west of Foveran*. However, this bid proposal (FR109) was not preferred by Planning Officers for the reasons stated below.

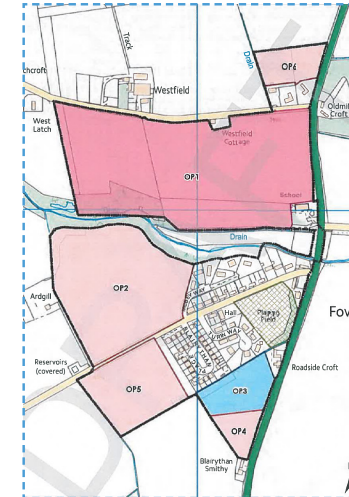
- *The density is too low for the size of the site*
- *The current primary school in Foveran does not have capacity to cope with a development of this scale.*
- *The site is divided by the Balmedie to Tippetty road scheme*
- *An area of the site lies within waste water hotspots*
- *The site is considered to be prime agricultural land*
- *It would be a considerable extension to the village and no measures have been identified to respond to this.*

The Council's response considered that the submission lacked due consideration of the existing circumstances. The revised proposal aims to address each of the points above as shall be demonstrated in Section 3 to 5 of this document.

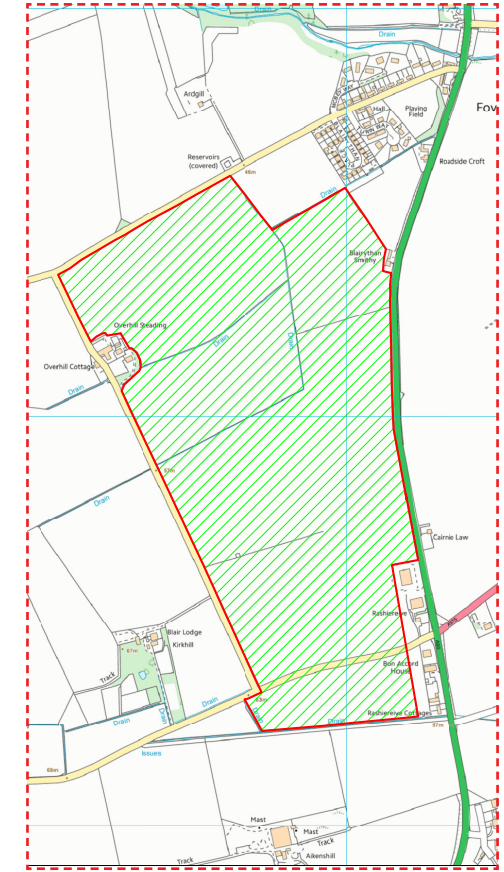
\*1 Extract from Main Issues Report (Jan 2019)  
 \*2 Extract from Draft Proposed Plan 2021 (Jan 2019) - sites proposed by others  
 \*3 Site area for bid FR109



Submissions for 2018 Call for Sites \*1



Officer's Preference \*2



Submission to Call for Sites \*3

FR109



# 2.5 Other Submissions in Foveran - Site A

## Proximity to Site A - Foveran

The following proposals are currently identified in the adopted LDP or are bid sites that are currently preferred by Officers, yet to be officially allocated, as opportunities for development within the Local Development Plan 2021.

### Existing Allocations Proposed to be Carried Forward:

- **OP1** - South of Westfield Farm  
- 100 houses.  
(Under Construction)
- **OP2** - West of McBey Way  
- 75 houses.

### Submitted Bids - Officer's Preference

- **OP3** - (Bid FR 065) - Previously allocated for employment use in 2017 LDP however now proposed to be allocated for residential use.  
- 36 houses.
- **OP4** - (Bid FR066) - proposed to be allocated for residential use  
- 20 Houses.
- **OP5** - (Bid FR067) site to the west of Blairythan Terrace proposed to be allocated for residential use  
- 49 Houses.

\*1 Layouts extracted from Appendix 8 Local Development Plan 2017 p 315-316  
 \*2 Extract from Bid FR065 submission, site proposed by others  
 \*3 Extract from Bid FR066 submission, site proposed by others  
 \*4 Extract from Bid FR067 submission, site proposed by others



OP1 & OP2 \*1

OP1 Mixed use allocation / OP2 Residential



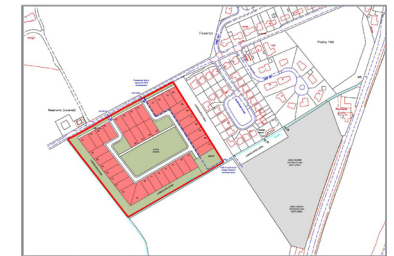
OP 3 \*2

Residential allocation



OP 4 \*3

Residential allocation



OP 5 \*4

Residential allocation

# 2.5 Other Submissions in Rashierieve Foveran - Site B

## Proximity to Site B - Rashierieve Foveran

The sites proposed to be allocated in the emerging LDP - OP1 & SR1, have been carried forward from the 2017 LDP.

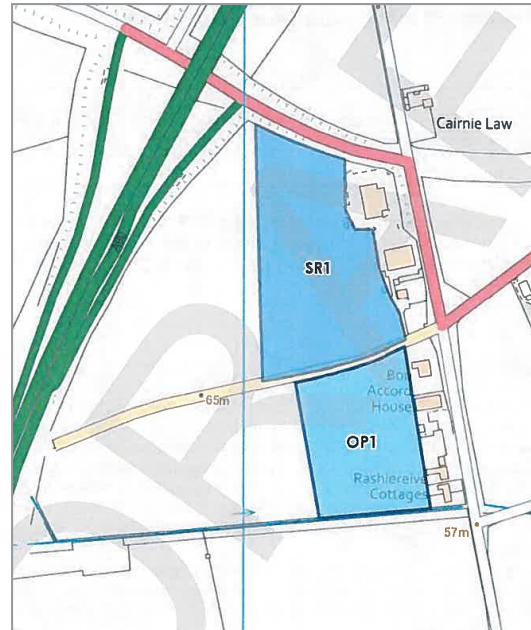
It has been identified that Rashierieve Foveran will play an important role in delivering areas of allocated employment land which align with its strategic location.

In response, the proposal for this area seeks to extend the existing allocations to the western boundary with the AWPR, in order to maximise the opportunity to provide well connected employment land within the Energetica Corridor and Strategic Growth Area.

### Current Allocations

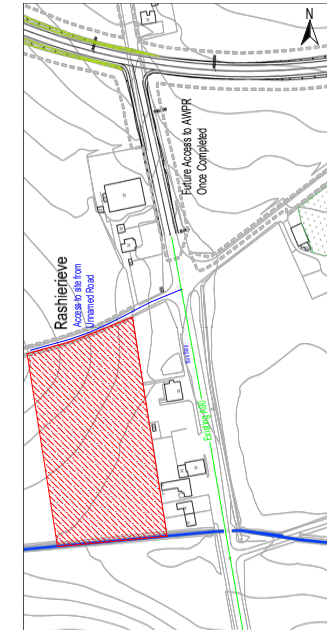
- **OP1** - Land west of Rashierieve Cottage  
2ha employment land
- **SR1**  
3.5 ha employment land

**Pending Bids** - May be considered Officer's Preference  
FR129 - Site OP1 - 4 Live/work units & employment land



### Officer's Preference

—  
Extract from Draft Proposed Development Plan 2021 (Jan 2019) - Site proposed by others



### OP1 - FR129

—  
Extracts from Bid Submission FR129 - Site proposed by others



## 2.6 Site Photographs - Foveran



1  
—  
View looking South East over  
proposed site



2  
—  
View looking North East towards Foveran over proposed Site A



3  
—  
View looking West by Foveran over the proposed site A



4  
—  
View looking South from road through Foveran over proposed site A

# 2.6 Site Photographs - Rashierieve Foveran



1  
—  
View looking South West over proposed site B by Rashierieve Foveran



2  
—  
View looking West to access road for proposed Site B from Rashierieve Foveran



3  
—  
View looking South East over proposed site which backs on to existing development of Rashierieve



4  
—  
View looking South West across site B towards AWPR.

# 2.7 Site Analysis

## Existing Settlement, Future Development & Access

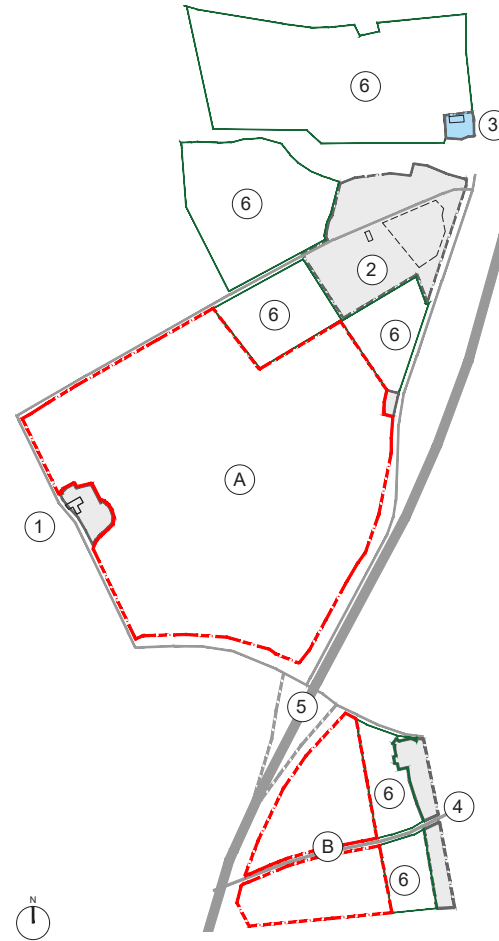
- The proposed sites are situated adjacent to the existing settlements of Foveran and Rashierieve Foveran.
- The Balmedie to Tippetty Road scheme forming the AWPR (A90) is now complete and has the effect of creating two distinct areas suitable for residential and employment uses.

## Topographical & Climatic

- Generally the site slopes down towards Foveran and Rashierieve Foveran from the south and west. Further assessment of the original bid site has reduced the area now proposed for development to take account of the severance created by the AWPR.
- There are no known drainage constraints on the sites. Detailed drainage investigations will be undertaken to inform any future planning applications.
- It is proposed that areas of tree planting and landscaping will provide shelter along the southern boundary of the site in order to shelter future development from the south westerly prevailing wind.

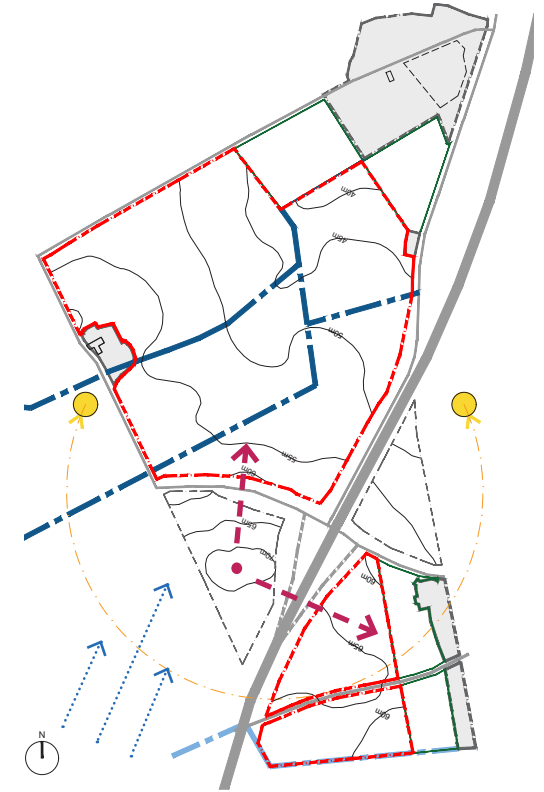
## Drainage

The Council's response noted a wastewater issue on the site, however there is no current evidence of this. There are wider ranging proposals currently being developed for the village and we would seek to address any waste water issues in conjunction with the latest proposals at a later date.



Existing Settlement, Future Development & Access

Key	
1	Overhill Farm
2	Foveran - Hall & Playing fields
3	Foveran Primary School
4	Rashierieve Foveran
5	A90
6	Officer's Preference
- - -	Proposed Sites A and B



Topographical & Climatic considerations

Key	
→	SW Prevailing Wind
→	Slope down
●	High point
○	Sun path
- - -	Existing Drains
- - -	Existing Watercourse

## 2.7 Site Analysis

### Flood Risk

As indicated in the extract from the SEPA flood maps adjacent the sites do not lie within any areas at risk from surface water, rivers or the sea.

### Land Capability for Agriculture

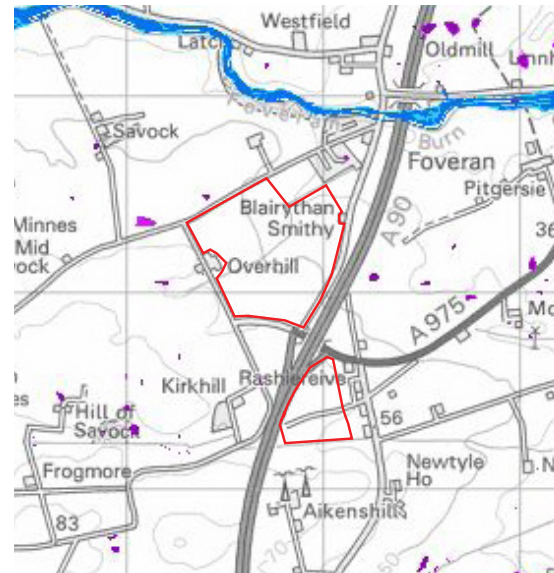
The land proposed for development at Foveran and Rashierieve Foveran is identified on mapping prepared by the Hutton Institute (formerly Macaulay Institute) as a combination of Class 3.1 and 3.2. We acknowledge that for planning purposes Classes 1, 2 and 3.1 are considered to be Prime Agricultural Land (PAL).

We note that the sites in Foveran and Rashierieve Foveran that are identified in the Main Issues Report as being Officers' Preference for future development are also located on land classified as 3.1, i.e. Prime Agricultural Land.

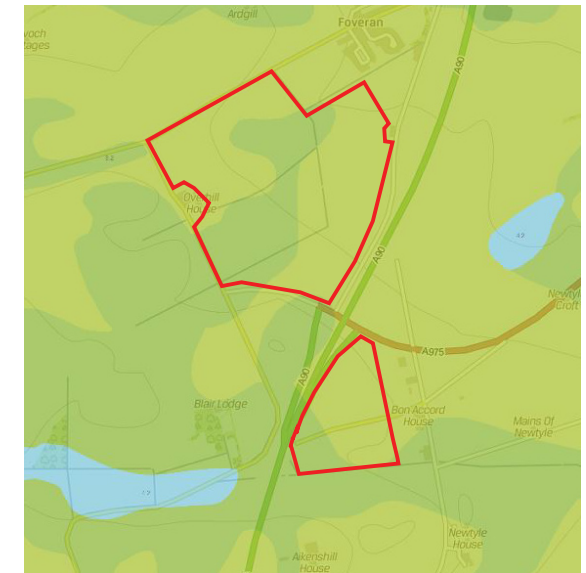
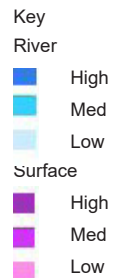
We highlight that the land to the west of the proposed sites the subject of this submission is also in the same ownership - the LCA mapping confirms that this land comprises a combination of Class 3.1 and 3.2 and is actively farmed for arable purposes therefore any loss of PAL that would arise as a result of the proposed development would be relatively minor in the wider landscape context and would not impact on the viability of the overall farming unit.

\*1 Flood Risk <http://map.sepa.org.uk/floodmap/map.htm>

\*2 LCA - <http://soils.environment.gov.scot/maps/capability-maps/national-scale-land-capability-for-agriculture/>

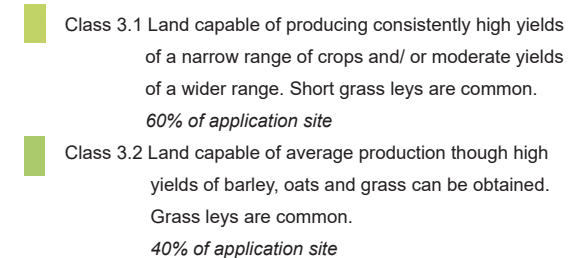


Flood Risk \*1



Land Capability for Agriculture \*2

Key



# 2.7 Site Analysis

## Scottish Natural Heritage

An extract from SNH’s interactive online database confirms the sites are not in proximity to nor affected by any designated areas (or areas proposed to be designated) of significant ecological importance such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Site of Special Scientific Interest (SSSIs).

There are no features or habitats of local importance and no anticipated issues from an ecological perspective.

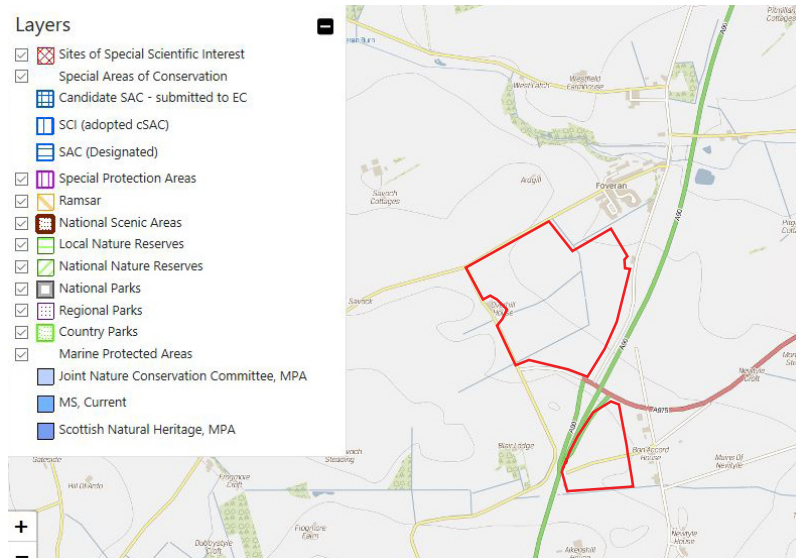
Ecological assessments would be undertaken as part of a detailed design stage to inform a future masterplanning exercise.

## Historic Environment

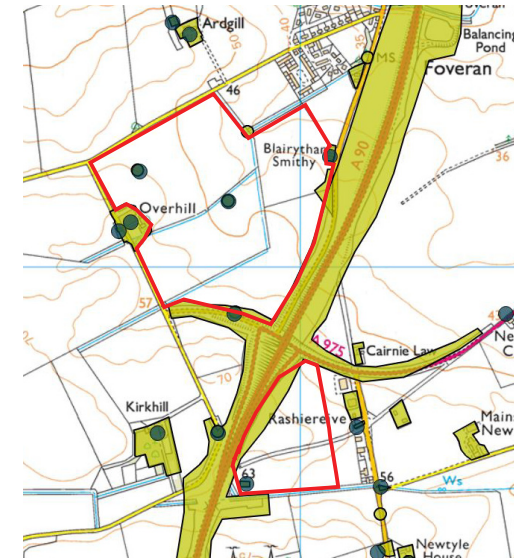
The sites are not located within or adjacent to any conservation area, and there are no listed buildings or scheduled monuments on or within the sites or their immediate surroundings.

We note that Historic Environment Scotland’s online mapping tool identifies a small number of cattle rubbing stones in the area that are recorded on the Canmore records - items listed on Canmore records are not subject to the statutory protection afforded to listed buildings or scheduled monuments.

The stones first appeared on OS mapping from 1901 onwards but are not considered to impede nor constrain proposed development at this location. We believe that the construction of the AWPR has led to the removal of at least two of these stones.



Scottish Natural Heritage \*3



Historic Environment \*4

- 
- Key
- Canmore
- Historic Environment Record

\*3 Scottish Natural Heritage <https://sitelink.nature.scot/map>  
 \*4 Historic Environment - <https://pastmap.org.uk/map>

# 3.1 Site A | Foveran - Vision

The principles for Site A align with the planning objectives which were identified for Foveran within the Main Issues Report Jan 2019. These are stated below for reference.

## Planning Objectives

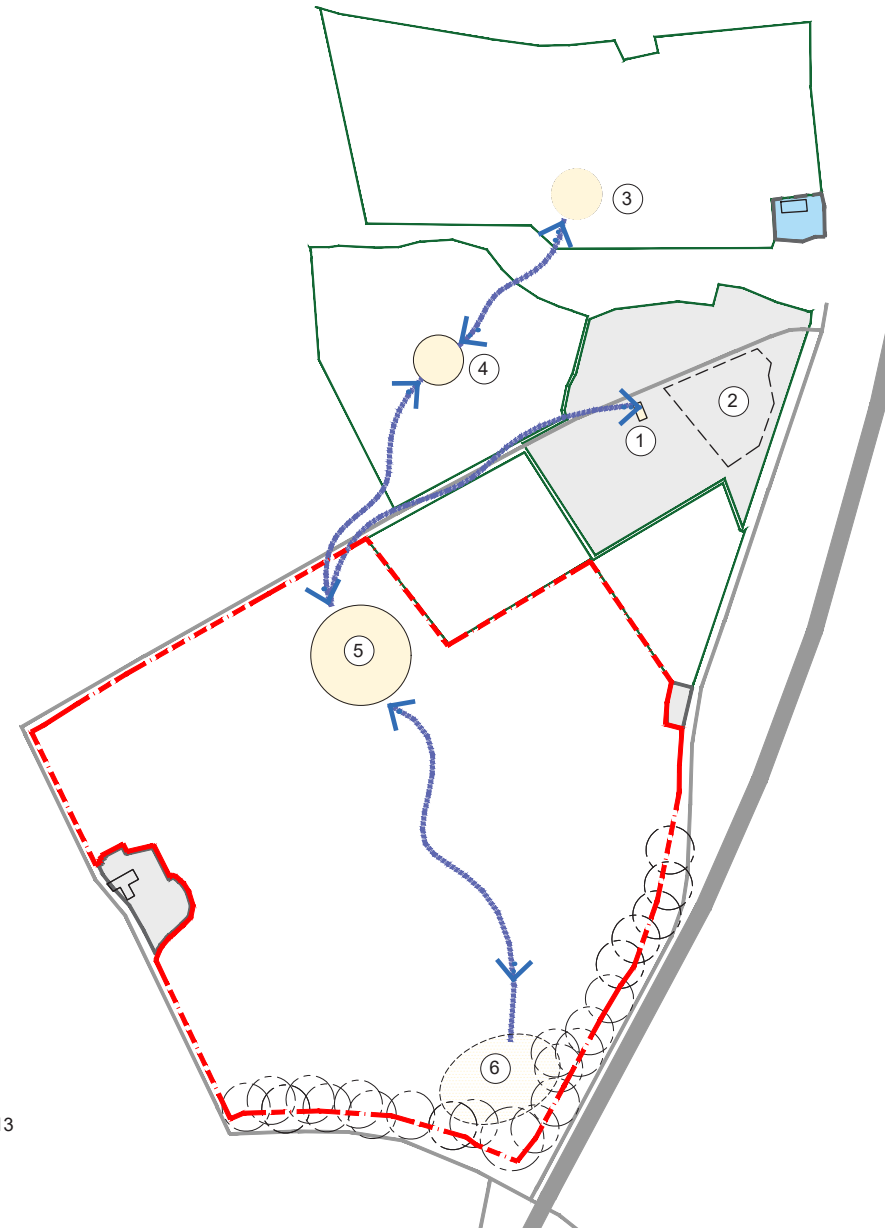
- *Meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan.*
- *To support community facilities and services.*
- *To support economic development in the Energetica Corridor.*

## Proposed Principles

In response to the issues raised by Officer's with the previous submission made in 2018, the following principles have been incorporated in the revised proposal including;

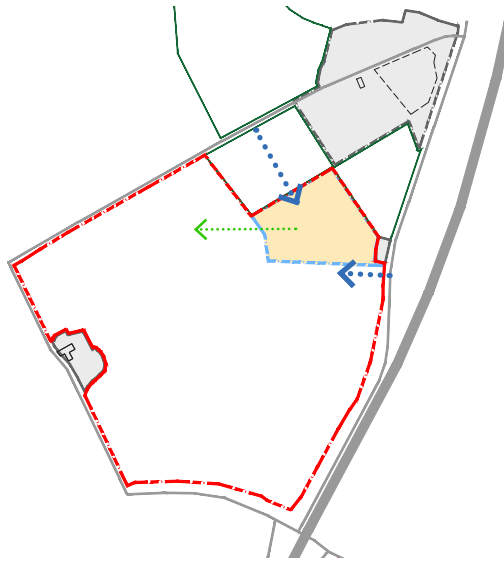
- Ensure that the proposed density of housing aligns with the 30/ha as promoted in the Draft Strategic Development Plan.
- Reduces the site area proposed for allocation to take cognisance of the AWPR
- Provides a phased approach to the housing requirements of the area within a considered vision.
- Ensure that provision is made for future community/education infrastructure.
- Foster and encourage connectivity between the proposal, potential future development sites and existing settlement.

The diagram across begins to map out how these elements may occur and connect. These principles are integrated into the proposed phasing and overall development and this will be demonstrated in the following pages.







## 3.2 Site A | Foveran - Phasing

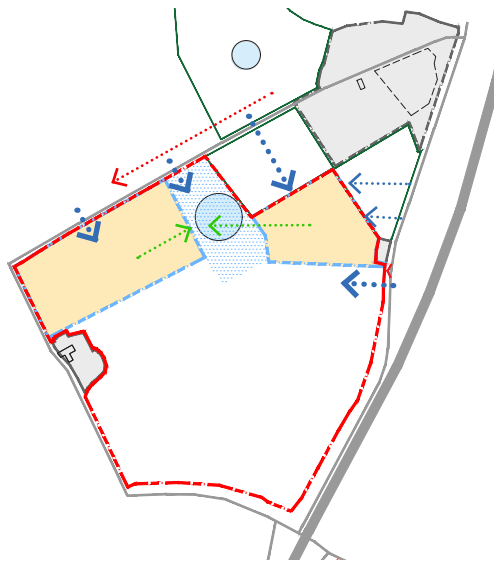


Yr 1-5

Phase 1

Area **4.0 ha** | 120 dwellings (@30houses /ha)






-  Proposed development
-  Possible Access
-  Connectivity to Future Community/Education Infrastructure

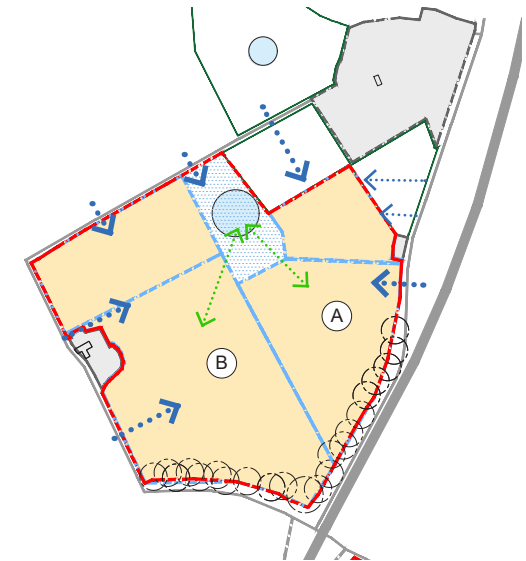


Yr 5-10

Phase 2





Area **7.0 ha** | 210 dwellings (@30houses /ha)

-  Proposed development
-  Connectivity to Community/Education Infrastructure
-  Proposed Access
-  Growth Along Village Axis
-  Community/Education Infrastructure (3ha provision)



Yr 10-20

Phase 3

- A Area **10.0 ha** | 300 dwellings (@30houses /ha)
- B Area **17.0 ha** | 510 dwellings (@30houses /ha)
-  Proposed development
-  Connectivity to Community/Education Infrastructure
-  Proposed Access
-  Community/Education Infrastructure (3ha provision)

# 3.3 Site A | Foveran - Preliminary Development Framework Plan

## Overview

<b>Phase 1</b>	<i>No. dwellings</i> <b>120</b>
<b>Phase 2</b>	<i>No. dwellings</i> <b>210</b>
<b>Phase 3A</b>	<i>No. dwellings</i> <b>300</b>
<b>Phase 3B</b>	<i>No. dwellings</i> <b>510</b>
<b>Total</b>	<i>No. dwellings</i> <b>1140</b>




## Community / Infrastructure

There is currently no provision for education facilities proposed by the Main Issues Report published in January 2019.

The proposed site at Foveran seeks to respond to the likely demand for community/education infrastructure and an area of approximately 3ha has been safeguarded for within the proposal for such uses.

### Preliminary Development Framework Plan

Diagram

- Key
- 1 Community/Education Infrastructure
  - 2 Landscaped buffer to shield prevailing wind and noise from the AWPR.
  -  Proposed Access
  -  Connectivity
  -  Organic growth from existing settlement



# 4.1 Site B | Rashierieve Foveran - Vision

The site lies within the Energetica Corridor and Peterhead Strategic Growth Area as per the Local Development Plan 2017.

With access to the A90 in close proximity, the proposed site is well connected to the city of Aberdeen to the south and the town of Peterhead to the North which are key for businesses trade.

The principles for this area of the proposed site align with the planning objectives which were identified for Rashierieve Foveran within the Main Issues Report Jan 2019. These are stated below for reference.


### Planning Objectives

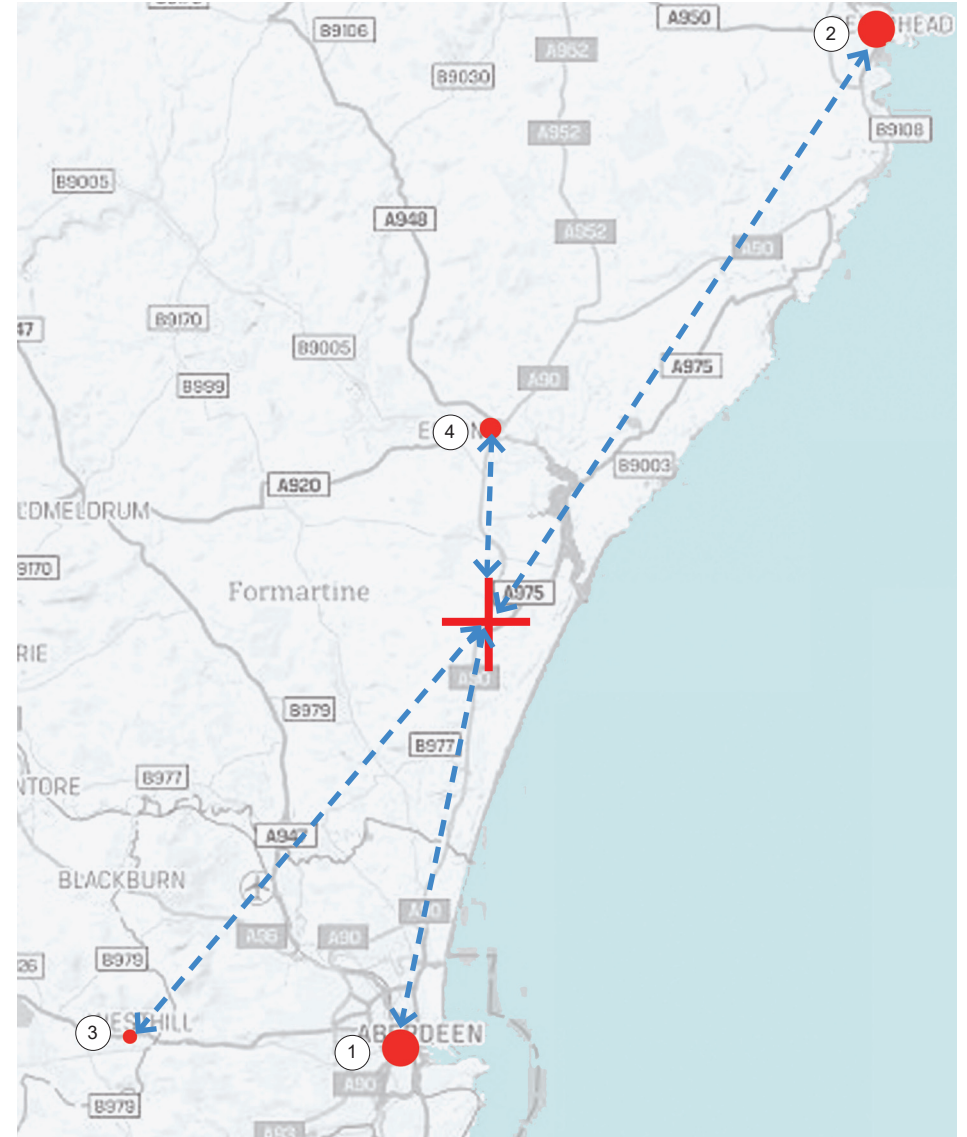
- To provide local employment opportunities.
- To support economic development in the Energetica Corridor.

### Proposed Principles

- To support further economic development in this area by extending the existing allocations which are proposed to be carried forward.
- This revised proposal seeks to build upon the demand identified in Energetica Corridor strategies.

These principles are integrated into the proposed phasing and overall development and this will be demonstrated in the following pages.

Key	
	Proposed Site
1	Aberdeen - 13 miles
2	Peterhead - 20 miles
3	Westhill - 20 miles
4	Ellon - 6 miles



# 4.2 Site B | Rashierieve Foveran - Preliminary Development Framework Plan

## Overview

Areas of the site have been previously allocated and reserved for employment land. OP1 and SR1 have been carried forward from LDP 2017 indicating the importance of this area being designated for employment land.





### Current Allocations

- **OP1** - Land west of Rashierieve Cottage  
2ha employment land
- **SR1** - Strategic Reserve  
3.5 ha employment land

The proposal looks to meet the demand for additional employment land allocation and maximise the strategic location of this site for employment development within Classes 4-6 in future.

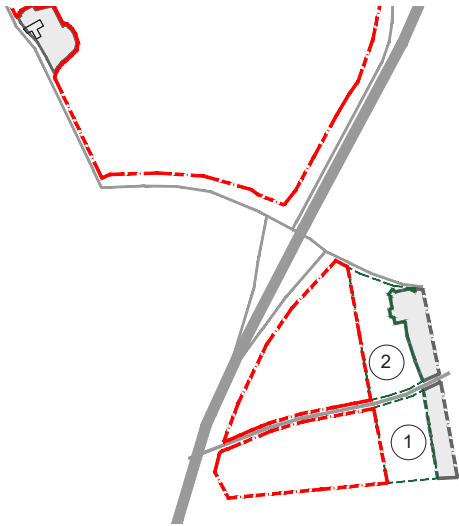
It is proposed that both sites are accessed via existing road from A90.

### Preliminary Development Framework Plan

- Diagram
- Key
- 1 Rashierieve Foveran
  - 2 SR1
  - 3 OP1
  -  AWPR Route
  -  Proposed Employment Land Allocation - 9ha
  -  Proposed Extension from existing allocations
  -  Proposed Access Point



# 4.3 Site B | Rashierieve Foveran - Phasing



**Current Situation**

1 OP 1 Area - 2ha

2 SR 1 Area - 3.5ha

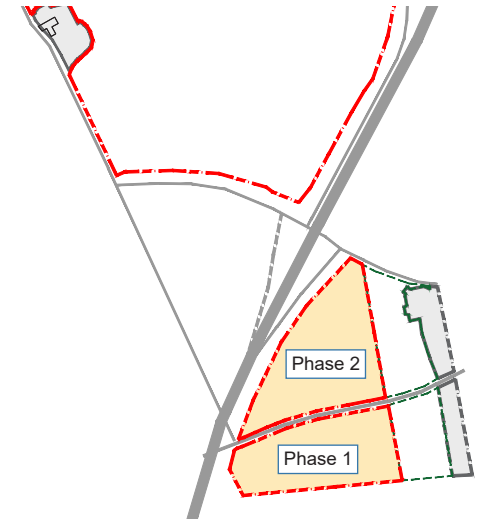
■ ■ Proposal at Foveran (Site A)



**Phase 1 Proposed short term employment site**

*Extension of OP1*

**Area 4 ha of employment land**



**Phase 2 Proposed med-long term employment site**

*Extension of SR 1*

**Area 5 ha of employment land**

## 5.0 Conclusion

The Council's identification of a number of 'preferred sites' in both Foveran and Rashierieve Foveran confirm that this is an area of focus for both residential and employment development over time.

This submission looks to balance proposed allocations for residential use and employment land by presenting a vision of how land at Foveran and Rashierieve Foveran could be developed in the future.

It specifically addresses the Council's concerns in the following manner:

- By promoting a refined area of land in a phased approach which is based upon analysis of the existing village and its potential future capacities in terms of organic growth and connectivity.
- It takes cognisance of the AWPR proximity to provide new uses in line with the aspirations of the Energetica corridor.
- It proposes densities of approximately 30 dwellings per ha in line with the Proposed SDP requirements.
- It seeks to introduce community/education facilities to support the growth of the settlement.
- It supports further economic development in this area by extending the existing employment allocations which are proposed to be carried forward.
- It provides contextual analysis to support the allocation of the land.

We consider that the proposed land at Overhill Farm offer an appropriate response to the Council's requirement to deliver new residential development in the Aberdeen to Peterhead Strategic Growth Area and would satisfy the demand for additional employment provision within the Energetica Corridor. The sites form a logical extension to the existing built form of Foveran and Rashierieve Foveran respectively and would deliver a balanced development strategy offering the potential for appropriately scaled sustainable growth to complement the existing settlements.

We would anticipate that the sites would be delivered in a series of phases to facilitate organic growth of the settlements in a planned manner to meet forecast demand in the area, with a balance to be achieved between the delivery of residential development and associated community facilities at Foveran and the proposed employment development at Rashierieve Foveran.



**Preliminary Development Framework Plan**  
Diagram