

ABERDEENSHIRE LOCAL PLAN

Natura Appropriate Assessment

June 2006

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Introduction

A recent European Court Ruling has confirmed that Article 6(3) and 6(4) of the Habitats Directive applies to development plans. As a result of this ruling, Aberdeenshire Council, with the advice and assistance of Scottish Natural Heritage, has prepared this report to assess the effects the Aberdeenshire Local Plan may have on European sites. These sites include Special Areas of Conservation (SAC's), Special Protection Areas (SPA's) and Ramsar sites. This report concludes that subject to the existing safeguards in the Plan plus additional safeguards identified here, the Aberdeenshire Local Plan will not adversely affect the integrity of any Natura site.

1. The Geographical Scope of the Plan

1.1 The Aberdeenshire Local Plan (the Plan) covers the whole of the area of Aberdeenshire Council including that part within the Cairngorms National Park.

2. European Sites That May Be Affected

2.1 The Plan affects a total of 33 No. European sites, all within Aberdeenshire Council boundaries. The plan was found to have no likely significant effects on sites outwith the Authority boundary.

2.2 A broad appraisal of each of the 33 No. European sites within Aberdeenshire, linked to the Plans policies and proposals, has been carried out and the results of this appraisal are attached as Appendix to this report. The appraisal identifies that ALP allocations may have significant effects on 4 No. of these European sites and these sites are examined further in this assessment accordingly.

2.3 For all of the sites, there are other potential development issues arising from policies in the Plan, where there are likely significant effects and these too are identified and examined further, at Annexe 1 in this assessment.

3. The Plan's Aims and Objectives

3.1 The Plan is the document that sets out the detailed guidance for new development in Aberdeenshire up to the end of 2015. It conforms to the Aberdeen and Aberdeenshire Structure Plan, North East Scotland Together (NEST), which sets out the broader guidance for new development in both Aberdeen and Aberdeenshire up to the end of 2015. These two plans together, when ALP is adopted, will comprise the development plan.

3.2 NEST was subject to full consultation with all statutory consultees, including SNH, the Scottish Environment Protection Agency (SEPA) and Scottish Water's (SW) predecessor, the North of Scotland Water Authority, before being approved by Scottish Ministers.

3.3 There are 11 development plan objectives, which are shared with the Structure Plan. These are:

Objective 1: To create a long-term sustainable framework of settlements in a hierarchy, which focuses major development on the main settlements in the North East.

Objective 2: To integrate land use and transportation and ensure that development is well related to public transport, especially to the main communication corridors.

Objective 3: To foster and promote economic development opportunities and develop the natural strengths and growth sectors of the business economy, all in accord with sustainable principles.

Objective 4: To locate homes, jobs and services in scale with each other and with the role and function of each settlement.

Objective 5: To protect, enhance and promote the natural, built and cultural heritage of the North East.

Objective 6: To create a long-term framework for the communications network, giving preference to public and freight transport, cycling, walking and telecommunications.

Objective 7: To secure a choice of location for a viable supply and adequate variety of land for housing (including affordable housing), employment, services and open space, which:

- Relates development to each settlement's ability to accommodate it without loss of amenity or identity;
- Ensures that the particular use or uses proposed for each site will maximise the overall sustainability of the community;
- Gives preference to the use and re-use of sites within existing settlements;
- Avoids development in areas at significant risk of flooding, or near other major hazards;
- Relates the density of development, when considered with adjoining land uses, to its proximity to services and the transport network;
- Will help to regenerate poorer communities and areas.

Objective 8: To protect and enhance the vitality of town centres as preferred locations for retail leisure, community and business functions.

Objective 9: To confirm the function and role of Aberdeen's Green Belt.

Objective 10: To protect the countryside from development other than what is needed for the rural economy and settlement strategy.

Objective 11: To give special protection to international, national and locally designated sites of environmental importance but also to foster the natural and built environment as a whole.

3.4 The implementation of the Plan, in relation to the natural environment will mean:-

- The promotion and encouragement of sustainable development, whilst sustaining and enhancing the natural environment;
- Development of an economy that respects people and their environment, ensuring quality of life;
- The highest standard of location, siting and design, ensuring that new development has a positive impact on the environment.

3.5 In the introduction to the Environment Policies, the main environmental issues affecting Aberdeenshire are listed. These include:

- Increasing demands to exploit the environment for private, not community, interests;
- The proper protection, enhancement and sustainable management of the natural environment, particularly that which is non-renewable and most valuable, including nature conservation sites;
- The loss of habitats and species and the need to protect and enhance biodiversity.

These issues are dealt with through policies and proposals, the latter comprising allocations in the Plan, plus actions to be undertaken by the Council during the period of the Plan.

3.6 The plan also encourages development through policies and proposals to do with housing, employment and infrastructure.

The main development issues affecting Aberdeenshire, under these heads include:

For Housing:

- The availability of a five year effective housing supply;
- The lack of choice for housing allocations, type and tenure;
- The lack of affordable housing.

For employment:

- The availability of sufficient, effective land for employment uses;
- Encouraging sustainable, economic diversity to prepare for an eventual downturn in oil and gas related employment;
- The continuing decline in agricultural employment.

For infrastructure:

- Ensuring development can be served by infrastructure;
- The provision of infrastructure to manage and dispose of waste;
- The demand of new forms of infrastructure particularly in the fields of renewable energy and telecoms.

3.7 In addition to the policies under the above headings there is a set of general development policies, which apply to all development. The main general development issues affecting Aberdeenshire include:

- Development being sustainable;
- The design of all development;
- The provision of compensation from developers whose proposals impact on communities in a negative way.

4. How The Plan Might Affect Natura Sites

4.1 The Plan has policies which not only support new development on allocated land within settlements, but also allow in certain circumstances development either on unallocated land within settlements or outwith settlement boundaries. The implementation of these policies is likely to have a significant effect on Natura sites. These policies are identified below.

4.2 Policies Hou\1, Housing Land allocations 2000-2005, and Hou\2, Future Housing Land 2006-2015, support housing development on allocated sites (in settlements). Housing under these policies forms the major component of the total new development and through the resulting additional population carries the major component of abstraction, drainage and disturbance impacts accordingly.

4.3 Policies Hou\4, New Housing in the Countryside, and Hou\5, Cohesive Groups in the Rural Housing Market Area, support limited housing development in the countryside through:

- The provision for essential workers;
- The conversion of non-residential vernacular buildings for residential use;
- Small additions to cohesive groups in the rural housing market area, more distant from Aberdeen.

Whilst the numbers of houses involved is small in comparison with that provided through allocations in settlements, it is nonetheless a significant component, approx 20% of the total new housing development in Aberdeenshire, and impact on the environment can be more significant than for the comparable scale of development within a settlement.

4.4 Similarly, under Policy Emp\1, Allocated and Existing Employment Land, the greater part of employment development is provided within settlements on allocated sites and carries with it the greater part of impact on the environment; and Policy Emp\3, Employment Development in the Countryside, provides for the lesser part through development in the countryside. Development through the latter must demonstrate an economic need and that benefits outweigh any adverse environmental impacts. Employment development will impact similarly on abstraction and drainage.

4.5 Other potential development, of lesser impact overall, but with the potential for large, individual impacts includes development under Policies;

- Emp\6 Retail development in settlements
- Emp\8 Office development in settlements
- Emp\9 Tourist Facilities and Accommodation - in settlements or countryside, which can be of particular concern given that they will by definition, exploit tourist interests in quality environments;

- Emp\10 Sport, Leisure and Recreation - can have specific, significant impacts, particularly where exploiting specific leisure/recreational environments, e.g. off-road driving or large scale concentrations of people in the countryside.

4.6 Under the environment heading, the Plan also promotes certain developments, which can have significant impacts namely through:

- Policy Env\6 Coastal Development – development that requires a coastal location or contributes to the social or economic well-being of a particular settlement;
- Policy Env\13 Mineral Extraction;
- Policy Env\14 Ponds;
- Policy Env\18 Listed Buildings – particularly the enabling development aspect;
- Policy Env\23 Vehicle Hill Tracks

4.7 Infrastructure, which could have significant impacts, is required to serve the new development described above together with the additional population that comes with it. In particular development under Policies:-

- Inf\1 Roads and Accesses;
- Inf\2 Parking, Servicing and Accessibility;
- Inf\4a Foul Drainage Standards;
- Inf\4b Surface Water Drainage Standards: Sustainable Urban Drainage Systems (SUDS);
- Inf\5 Water Supply;
- Inf\6a Waste Management Facilities;
- Inf\6b Waste Management Facilities for New Development;
- Inf\7 Renewable Energy Facilities – Wind Energy;
- Inf\8 Other Renewable Energy Sources;
- Inf\9 Telecommunications Masts;
- Inf\10 Community Facilities.

4.8 General development policies together with the Plan proposals deal with the main general development issues concerning Aberdeenshire. Development is supported through the following policies in particular:-

- Gen \3 Developer Contributions - deals with the mitigation of impacts that would not have been necessary but for the development;
- Gen\4 Infill Development
- Gen\11 Redevelopment and Mixed Use Areas

4.9 All of the above elements of the Plan, and particularly the development proposals/allocations, are likely to have significant effects on the interests of the Natura sites.

5. The Principal Safeguarding Policies

5.1 The sensitivities, identified in Appendix 1, are assessed below against the principal safeguarding policies. It is important to note that more than one policy can apply to any proposed development.

Sensitivities	Safeguarding policies
All sensitivities	<p>Policy Env\1, International Nature Conservation Sites, would apply to all development proposals that are within or likely to have a significant effect on a European site. This policy states that development that is likely to have a significant effect on a site designated or proposed under the Habitats or Birds Directives (Special Area of Conservation and Special Protection Area) or on a Ramsar site and not directly connected with or necessary to the conservation of the site, must be the subject of an appropriate assessment for the implications for the site's conservation objectives. Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused.</p>
<p>Changes in water quality</p> <p>Abstraction</p> <p>Discharge, including phosphoric discharge</p> <p>Increased siltation during construction</p> <p>Sedimentation</p> <p>Increased sediment load, enrichment, smothering of the substrate caused by changes in land use & sewage discharges</p> <p>Development on Banks</p> <p>Direct loss of open water, riparian and/or wetland habitats in the catchment.</p>	<p>Policy Env\16, Water Catchment Areas, states that "Development that would generate discharges or other impacts, which would have an adverse effect on the water quality, flow rate, ecological status, riparian habitat, protected species or flood plains of water bodies including their catchment areas, will be refused, unless the development meets the criteria set out in Policies Env\1, Env\2, Env\3 and Env\4 (International, National and other Recognised Nature Conservation Sites and Biodiversity)."</p> <p>This policy will ensure that no development will be approved until developers can demonstrate that development would not result in adverse effects on water quality, quantity, flow rate, riparian habitat and protected species. Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused.</p>

<p>Bank works Development on Banks Water quality</p>	<p>Policy Env15, Aquatic Engineering Works, states that “ Engineering works that would result in the deterioration of the ecological status or potential of a river, wetland, standing, tidal, or coastal water or prejudice the ability to restore such water quality, quantity or flow rate, riparian habitat or protected species, will be refused.”</p> <p>In the justification of this policy it states that “Permitted Development Rights may be withdrawn for any works that have the potential to significantly affect a site designated under the Conservation (Natural Habitats and Species) Regulations 1994 (Special Areas of Conservation and Special Protection Areas)” which gives protection to Natura 2000 sites. This policy goes on to state that developers must state the purpose and nature of the works they intend to carry out and provide an Environmental Impact Assessment and flood risk assessment.</p> <p>This policy refuses any works that adversely affect the quality and flow of rivers . Therefore, any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused.</p>
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6. Development Policies

6.1 In addition to the safeguards identified above, the following development policies are likely to have a significant effect on Natura sites. The following table identifies the development policies, the type of development they permit, and the safeguards required to ascertain no adverse effect on the integrity of Natura sites arising from these policies.

ALP Policy	Comment	Implementation safeguards
<p>Env\6 Coastal Development</p>	<p>In relation to Natura 2000 sites this policy states that “Development on the undeveloped coastline will be refused unless: d) the social and economic benefits clearly outweigh any adverse environmental impacts.” And in all cases “(k) an assessment will be required to evaluate the impacts of development, individually or cumulatively, on natural and cultural heritage interests....”</p> <p>The justification of this policy goes on to state “The aim of this policy is to protect and enhance the special nature of the Aberdeenshire coast by directing development to the least environmentally sensitive areas.”</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused.</p>

<p>Policy Env\8 Trees and Woodland</p>	<p>In relation to Natura 2000 sites this policy states that “Development that would cause loss of, or serious damage to, trees or woodlands, which are either covered by an existing or proposed TPO OR of significant ecological.....or landscape value, will be refused unless: b) the development will be sited and designed to minimise adverse impacts on the biodiversity of the site, including its environmental quality, ecological status and viability;”</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused.</p>
<p>Policy Env\10 Forestry and Woodland Consultations</p>	<p>In relation to Natura 2000 sites this policy states that “The council will consider Forestry Authority woodland grant scheme applications under policies Env\1, Env\2, Env\3, and Env\4, and will object to any application that does not comply with these policies. The council will also object to a woodland grant scheme application if it would: ...b) have a significant adverse impact on landscape, ecology, flooding or water quality.”</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
<p>Env\13 Mineral Extraction</p>	<p>Mineral Development will be approved, in principle, if it conforms to the four tier approach, fully defined in Appendix 12. Mineral extraction within Tier 1 will only be approved if there is an imperative reason of national interest for doing so and there is no alternative solution. Such alternatives must include taking account of locating the development in lower tier areas (i.e. Tiers 2 – 4)</p>	<p>SPAs, SACs and Ramsar sites are listed in Tier 1 in Appendix 12 under mineral extraction. Sites within Tier 1 are given the highest protection under this approach. Mineral extraction can only take place in these areas if it is of national importance to do so and if it is fully investigated that there is no alternative solution and lower tiers have been fully investigated.</p>
<p>Env\23 Vehicle Hill Tracks</p>	<p>This policy states that “Development involving vehicle hill tracks, insofar as it is not Permitted Development, will be refused unless it can be integrated satisfactorily into the landscape and minimise detrimental impact, such as soil erosion, on the environment including habitats and watercourses.”</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
<p>Emp\9 Tourist</p>	<p>New or improved tourist facilities and accommodation will</p>	<p>Development which would significantly</p>

Facilities and Accommodation	<p>be approved, in principle, if they respect the character, amenity and scale of development in the surrounding area; and are well related to existing settlements and avoid dispersed patterns of development (unless the developer demonstrates a locational requirement near to a specific tourist interest and the facility does not damage that interest). The justification to this policy states “The aim of this policy is to promote tourism in locations where it would not damage one of the main resources on which it is based, i.e. the environment. The policy therefore ensures that development proposals do not have a significant impact upon nature conservation, landscape character or amenity value of the area.”</p>	<p>affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
Emp\10 Sports, leisure and recreation	<p>New or improved sport and recreation facilities will be approved, in principle, if: it can be demonstrated that the sequential approach set out in Policy Emp\6 has been followed; it respects the character and amenity of the surround area.</p> <p>it states on the footnote to each page in the plan that “Please note that in determining a planning application more than one policy may apply.” In any application that could affect a Natura 2000 site, other relevant policies, which will provide protection to Natura sites, including Policies Env\1, Env\16 & Gen\1, will apply.</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
Inf7 Renewable Energy Facilities – Wind energy	<p>This policy gives protection to International Conservation sites for proposals that cause negative impacts to the designations, visual or other. This policy recognises Natura 2000 sites as sensitive sites and locates them in Tier 1 of Appendix 12, giving additional protection to these designations from proposals that would have a negative impact. In addition, where a proposal could affect a Natura 2000 site policy Env\1, amongst others, will apply.</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
Inf9 Telecommunication Masts	<p>Telecommunication masts and associated apparatus will be approved, in principle, provided that they are sited and designated to minimise visual impact or they reduce the intrusiveness of existing masts or antennae; the developer</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would</p>

	<p>provides a certificate in accordance with ICNIRP guidelines; and any rejection of mast sharing and installation on existing structures have been fully justified. In the justification of this policy it states that the aim of this policy is to ensure that telecommunication masts and apparatus is erected without causing harm to the environment</p>	<p>adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>
<p>Gen\1, Sustainability Principles.</p>	<p>General Development Policy Gen1, Sustainability Principles, applies to all new development and provides another layer of general protection. This policy assesses all development against sustainability indicators that relate to the local environment, community and economy. It requires that development protects or enhances any valuable natural resources, including wildlife habitats and species, and that development does not negatively impact on the , environment of the surrounding area. Another important criterion in the policy is that development must not give rise to hazards, pollutants, flooding or nuisance in the surrounding area. The end of this policy includes the following statement; "Where the assessment concludes that there is significant uncertainty as to whether the proposal would cause substantial harm, the precautionary principle will apply."</p>	<p>Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused</p>

7. The Natura Sites Likely To Be Affected By Allocations

7.1 The River Dee SAC

7.1.1 Qualifying Interests

River Dee

Site/inter est type	Qualifying Interests	Conservation Objectives	Qualifying Interests Affected
	Sensitivities		

SAC	<p>To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying species that the following are maintained in the long term:</p> <p>Population of the species, including range of genetic types for salmon, as a viable component of the site</p> <p>Distribution of the species within site</p> <p>Distribution and extent of habitats supporting the species</p> <p>Structure, function and supporting processes of habitats supporting the species</p> <p>No significant disturbance of the species</p> <p>Distribution and viability of freshwater pearl mussel host species</p> <p>Structure, function and supporting processes of habitats supporting freshwater pearl mussel host species</p>	<p>Direct disturbance of habitats within SAC</p> <p>Direct loss of open water, riparian and/or wetland habitats in the catchment</p> <p>Disturbance to qualifying interests from construction, access and recreation, domestic pets</p> <p>Increased siltation of watercourses especially during construction of developments within the catchment</p> <p>Discharges/changes in water quality, in particular phosphorus levels, in the catchment</p> <p>Abstraction from river system resulting in lower flows</p>	<p>Freshwater pearl mussel, Atlantic salmon, otter</p> <p>Otter, Atlantic salmon</p> <p>Otter, Atlantic salmon and freshwater pearl mussel</p> <p>Freshwater Pearl Mussel, Salmon</p> <p>Freshwater Pearl Mussel</p> <p>Salmon and fresh water pearl mussel</p>
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7.1.2 How The Plan Might Affect The Site

7.1.2.1 It has been identified that the allocations in the Plan are likely to have a significant effect on the River Dee SAC. The sensitivities of the site are highlighted in the table above having regard to the site's conservation objectives. The Plan may affect the River Dee SAC through development of both housing and employment uses on land allocated in settlements in the Plan as well as through infill development and development in the countryside. This may result in an increase in water abstraction from the

River Dee and increase in sedimentation and nutrient enrichment during both construction and use of any development. There is concern also that mineral extraction and landfill proposals could affect the site for similar reasons.

7.1.3 Safeguarding

7.1.3.1 Safeguarding against the effects identified is provided by Policies Env\1, Env\15 and Env\16, as described in Section 5 above.

7.1.4 Additional Safeguarding

7.1.4.1 The policies listed in 7.1.3 above - and Policy Env\16 is key in this, in relation to the sensitivities of abstraction of water and drainage - in the Plan, safeguard against the effects identified. To the extent that there may be residual significant effects, which can only be identified at the planning application stage, the following additional safeguards are proposed.

7.1.4.2 Standard development briefs will be required for all new development that could affect the Natura site. These will be imposed through Supplementary Planning Guidance, which as part of its preparation will undergo a full public consultation exercise at a later date. The details of the development briefs will be prepared in consultation with SNH, SEPA and SW but the principal requirements in relation to the River Dee SAC will be that planning applications for new developments will be required to include:

- a statement on sustainable water use, demonstrating that minimal abstracted water will be required;
- a method statement for construction identifying which pollution prevention measures will be required;
- demonstration that sewerage will be treated to a standard resulting in no additional loading of the catchment;
- demonstration that the development will not result in disturbance to the qualifying interests or their associated habitats;

7.1.4.3 All development proposals likely to have significant effects on the qualifying interests of the River Dee SAC will require appropriate assessment to establish whether the development would adversely affect the River Dee SAC. Developments where it cannot be shown that they will not adversely affect the River Dee SAC will be refused.

7.1.5 Conclusion

7.1.5.1 It has been identified that the allocations in the plan are likely to result in significant effects on the qualifying interests of the River Dee SAC. However, an assessment of the Plan's policies and proposals, together with the safeguarding mechanisms outlined in 7.1.4.2, ascertain that the Plan will not adversely affect the integrity of the River Dee SAC.

7.2 Muir of Dinnet SAC

7.2.1 Qualifying Interests

Muir of Dinnet

Site/interest type	Qualifying Interests	Conservation Objectives	Sensitivities	Qualifying interests affected
SAC	Clear water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, Degraded raised bogs,	To avoid deterioration of the qualifying habitats thus ensuring that the integrity of the site is maintained and the site makes an appropriate contribution to achieving favourable conservation status for each of the qualifying features; and to ensure for the qualifying habitats that the following are maintained in the long term: Ø Extent of the habitat on site Ø Distribution of the habitat within site	Increased sediments -particularly during construction	Clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.

	<p>Dry heaths, Very wet mires often identified by an unstable 'quaking' surface, Otter</p>	<p>Ø Structure and function of the habitat Ø Processes supporting the habitat Ø Distribution of typical species of the habitat Ø Viability of typical species as components of the habitat Ø No significant disturbance of typical species of the habitat</p>	<p>Changes in water quality - discharges, in particular increased phosphate discharges</p>	
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7.2.2 How the Plan might affect the Site

7.2.2.1 It has been identified that the allocations in the Plan are likely to have a significant effect on the Muir of Dinnet SAC. The sensitivities of the site and qualifying interests affected are highlighted in the table above having regard to the site's conservation objectives. The Plan may affect the Muir of Dinnet SAC through the development of housing and employment on allocated land within settlements in the Plan as well as through infill development and development in the countryside. It has been highlighted that, in particular, there are concerns relating to increased sediments, particularly during construction and changes in water quality both during construction and after completion, with particular concern given to the increase in phosphate discharge. This may be harmful to the qualifying interest clear water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels.

7.2.3 Safeguarding

7.2.3.1 Safeguarding against the effects identified is provided by Policies Env\1, Env\15 and Env\16, as described in Section 5 above.

7.2.4 Additional Safeguarding

7.2.4.1 The policies listed in 7.2.3 above - and Policy Env\16 is key in this, in relation to the sensitivity of drainage - in the Plan, safeguard against the effects identified. To the extent that there may be residual significant effects, which can only be identified at the planning application stage, the following additional safeguards are proposed.

7.2.4.2 Standard development briefs will be required for all new development that could affect Natura sites. These will be imposed through Supplementary Planning Guidance, which as part of their preparation will undergo a full public consultation exercise at a later date. The details of the development briefs will be prepared in consultation with SNH, SEPA and SW but the

principal requirements in relation to the Muir of Dinnet SAC will be that planning applications for new developments will be required to include:

- a method statement for construction identifying which pollution prevention measures will be required
- demonstration that sewerage will be treated to a standard resulting in no additional loading of the catchment;
- demonstration that all practicable precautions will be undertaken to avoid increased siltation/sedimentation

7.2.4.3 All developments likely to have significant effects on the qualifying interests of the Muir of Dinnet SAC will require appropriate assessment to establish whether the development would adversely affect the Muir of Dinnet SAC. Developments where it cannot be shown that they will not adversely affect the Muir of Dinnet SAC will be refused.

7.2.5 Conclusion

The proposals in the plan are likely to result in significant effects on the qualifying interests of the Muir of Dinnet SAC. However, an assessment of the Plan's policies and proposals, together with the safeguarding mechanisms outlined in 7.2.4.2, ascertain that the Plan will not adversely affect the integrity of the Muir of Dinnet SAC.

7.3 Loch of Strathbeg SPA & Ramsar Site

7.3.1 Qualifying Interests

Loch of Strathbeg

Site/Interest type	Qualifying Interests	Conservation Objectives	Sensitivities	Qualifying Interests Affected
SPA/R	Whooper Swan	To avoid deterioration of the habitats of the		

	Swan, Teal, Greylag Goose, Pink-footed Goose, Barnacle Goose, Waterfowl assemblage, Sandwich Tern	<p>qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:</p> <ul style="list-style-type: none"> Ø Population of the species as a viable component of the site Ø Distribution of the species within site Ø Distribution and extent of habitats supporting the species Ø Structure, function and supporting processes of habitats supporting the species Ø No significant disturbance of the species <p>To promote the conservation of the wetland so as to avoid deterioration of the wetland habitat of Ramsar interest and significant disturbance of associated species.</p> <p>To ensure for the wetland habitat of Ramsar interest that the following are maintained in the long term:</p> <ul style="list-style-type: none"> · Extent of habitat on site · Distribution of habitat on site · Structure and function of habitat on site · Processes supporting the habitat · Population of typical and important species as a viable component of the site · Distribution of typical and important species of the habitat · Viability of typical and important species as components of the habitat · No significant disturbance of typical and important species of the habitat 		Whooper swan, teal
R only	Eutrophic loch		Increased sediment load, enrichment, smothering of the substrate caused by changes in land use & sewage discharges	Eutrophic loch

7.3.2 How the Plan might affect Site

7.3.2.1 It has been identified that the allocations in the Plan are likely to have an affect on the Loch of Strathbeg SPA and Ramsar site. Changes in land use and additional sewage discharge may cause an increase in sediment load, and enrichment and

smothering of the substrate. The Plan may affect this site through any type of development that would result in the change in land use. The plan allocates land development and under certain policies allows development in the Countryside, within the Catchment area of the Loch of Strathbeg SPA, therefore resulting in a increase in increased sewage discharge.

7.3.3 Safeguarding

7.3.3.1 Safeguarding against the effects identified is provided by Policies Env\1 and Env\16, as described in Section 5 above.

7.3.4 Additional Safeguarding

7.3.4.1 The policies - and Policy Env\16 is key in this, in relation to the sensitivity of drainage - in the Plan, safeguard against the effects identified. To the extent that there may be residual significant effects, which can only be identified at the planning application stage, the following additional safeguards are proposed.

7.3.4.2 Standard development briefs will be required for all new development that could affect the Natura site. These will be imposed through Supplementary Planning Guidance, which as part of their preparation will undergo a full public consultation exercise at a later date. The details of the development briefs will be prepared in consultation with SNH, SEPA and SW but the principal requirements in relation to the Loch of Strathbeg SPA will be that planning applications for new developments will be required to include:

- a method statement for construction identifying which pollution prevention measures will be required
- demonstration that sewerage will be treated to a standard resulting in no additional loading of the catchment;
- demonstration that suitable precautions will be undertaken to avoid increased siltation/sedimentation

7.3.4.3 All developments likely to have significant effects on the qualifying interests of the Loch of Strathbeg SPA will require appropriate assessment to establish whether the development would adversely affect the Loch of Strathbeg SPA. Developments where it cannot be shown that they will not adversely affect the Loch of Strathbeg SPA will be refused.

7.3.5 Conclusion

7.3.5.1 The proposals in the plan are likely to result in significant effects on the qualifying interests of the Loch of Strathbeg SPA and Ramsar site. However, an assessment of the Plan's policies and proposals, together with the safeguarding mechanisms outlined in 7.3.4.2, ascertain that the Plan will not adversely affect the integrity of the Loch of Strathbeg SPA.

7.4 Ythan Estuary, Sands of Forvie and Meikle Loch SPA

7.4.1 Qualifying Interests

Ythan Estuary, Sands of Forvie and Meikle Loch

Site/Interest Type	Qualifying interests	Conservation Objectives	Sensitivities	Qualifying Interests affected
SPA	Common tern, Eider, Lapwing, Little tern, Pink-footed goose, Redshank Sandwich tern, Waterfowl assemblage	To avoid deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term: <ul style="list-style-type: none"> Ø Population of the species as a viable component of the site Ø Distribution of the species within site Ø Distribution and extent of habitats supporting the species Ø Structure, function and supporting processes of habitats supporting the species Ø No significant disturbance of the species 	Development close to SPA resulting in increased disturbance Windfarms Discharges/changes in water quality.	Redshank, Lapwing, Eider, Common tern, Little tern, Sandwich tern

7.4.2 How the Plan might affect the Site

7.4.2.1 It has been identified that the allocations in the Plan are likely to have a significant effect on the Ythan Estuary, Sands of Forvie, and Meikle Loch SPA. The effects that have been identified are listed in the table above having regard to the sites conservation objectives. The plan may affect the site through development of housing, employment or community uses on land allocated in settlements in the plan as well as through infill development and development in the countryside, in particular windfarm development. This may result in an increase in disturbance to the SPA due to development nearby and discharges/changes in water quality.

7.4.3 Safeguarding

7.4.3.1 Safeguarding against the effects identified is provided by Policies Env\1, Env\16 and Inf\7, as described in Sections 5 and 6 above.

7.4.4 Additional Safeguarding

7.4.4.1 The policies listed in 7.4.3 above - and Policy Env\16 is key in this, in relation to the sensitivity of drainage - in the Plan, safeguard against the effects identified. To the extent that there may be residual significant effects, which can only be identified at the planning application stage, the following additional safeguards are proposed.

7.4.4.2 Standard development briefs will be required for all new development that could affect the Natura site. These will be imposed through Supplementary Planning Guidance, which as part of their preparation will undergo a full public consultation exercise at a later date. The details of the development briefs will be prepared in consultation with SNH, SEPA and SW but the principal requirements in relation to the Natura site will be that planning applications for new developments will be required to include:

- a method statement for construction identifying which pollution prevention measures will be required
- demonstration that sewerage will be treated to a standard resulting in no additional loading of the catchment;
- demonstration that the development will not result in disturbance to the qualifying interests
- for wind energy developments, demonstration that in the absence of an EIA, the Supplementary Planning Guidance on Wind Energy Developments has been addressed fully

7.4.4.3 All developments likely to have a significant effect on the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA will require appropriate assessment to establish whether the development would adversely affect the integrity of the Ythan Estuary, Sands of Forvie and Meikle Loch. Developments where it cannot be shown that they will not adversely affect the integrity of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA will be refused.

7.4.5 Conclusion

7.4.5.1 The proposals in the plan are likely to result in significant effects on the qualifying interests of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA. However, an assessment of the Plan's policies and proposals, together with the safeguarding mechanisms outlined in 7.3.4.2, ascertain that the Plan will not adversely affect the integrity of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA.

7.5 Sites with Significant Effects from Other Potential Development Issues

7.5.1 There are potential development issues arising from the policies in the Plan for all of the sites and these are identified and assessed at Annexe 1 to this report. This part of the assessment sets out, in tabular form, the effects, the safeguards provided by policies in the Plan, and any additional safeguards required.

7.5.2 Safeguarding against the significant effects identified is provided by the policies listed in the table at Annexe 1, and as described in Sections 5 and 6 above.

7.5.4 Some aspects of plan implementation will only become evident when planning applications are received. In order to acquire project details necessary to ascertain that they will not adversely affect the Natura sites, standard development briefs will be required for all new development that could affect Natura sites. These will be imposed through Supplementary Planning Guidance, prepared to implement the safeguards detailed throughout this assessment.

7.5.5 The details of the development briefs will be prepared in consultation with SNH, SEPA and SW but the principal requirements in relation to the Natura site will be that planning applications for new developments will be required to include:

- demonstration that the development will not result in disturbance to the qualifying interests.
- for wind energy developments, demonstration that in the absence of an EIA, the Supplementary Planning Guidance on Wind Energy Developments has been addressed fully

7.5.6 All developments likely to have significant effects on the qualifying interests of the Natura site will require appropriate assessment to establish whether the development would adversely affect the site. Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site will be refused

7.5.7 The potential development issues are likely to result in significant effects on the qualifying interests of the Natura sites. However, an assessment of the Plan's policies identifies elements in the Plan which prevent the Plan adversely affecting the sites' integrity.

8 Standard Development Briefs

8.1 Standard development briefs will: assist a thorough and consistent application of the relevant policies across Aberdeenshire's administrative Areas; provide standard conditions for attaching to planning permissions; address cumulative impact, particularly for small scale developments; enable the delivery of control arrangements; and assist the cost effective implementation of the Plan in relation to the European site.

8.2 The Supplementary Planning Guidance will include demonstration of the administrative arrangements for implementing the additional safeguarding, including the automatic flagging-up of planning applications that could affect the Natura site e.g. through the GIS system and/or through the Local Records Centre, North East Scotland Biological Records Centre (NESBReC). It will include also interpretation of Policy Env\16, particularly in relation to its application to small scale development and the potential for such application to be excessively onerous on applicants. In this regard, the usefulness of Policy Gen\3, Developer Contributions,

will be explored, as a mechanism for sharing large costs of individual control schemes amongst large numbers of applicants for small scale development.

9 Ongoing research

9.1 New and ongoing survey work, leading to possible constraints on new development, will form an important part of the additional safeguarding. The Council is currently in discussion with SNH and other partners on taking forward research into the impact of water abstraction on the qualifying interests of the River Dee SAC. The results of this study will inform the application of Policy Env\16 in particular, as well as appropriate assessments of development projects and future plans.

10 Conclusion

10.1 Subject to the existing safeguards in the Plan plus the additional safeguards set out in this report, the Aberdeenshire Local Plan will not adversely affect the integrity of the 33 European sites within the authority boundary.

10.2 Aberdeenshire Council is accordingly content, based on the information set out in this assessment, that the Aberdeenshire Local Plan can be implemented without adversely affecting Natura sites.

Annexe One: Other potential development issues

<u>Site</u>	<u>Interest Type</u>	<u>Qualifying Interests affected</u>	<u>Potential development issue</u>	<u>Sensitivity</u>	<u>Policy Protection</u>	<u>Additional safeguards required</u>	<u>Conclusion</u>	<u>Overall Conclusion</u>
Buchan Ness to Collieston	SPA	Fulmar Shag Herring Gull Kittiwake Gulliemot Seabird assemblage	Coastal defence	Loss of nesting sites & disturbance during construction of coastal defence	Policy Env\1, Policy Env\6,	SPG	Development which would significantly affect the qualifying interests of the Natura site will require appropriate assessment to establish whether the	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Buchan Ness to Collieston SPA will be refused.
			Minerals	Disturbance	Policy Env\1: Policy Env\13,	SPG		

			Skiing	Direct disturbance by ski developments	Policy Env\1 Policy Emp\9 Policy Emp\10	SPG		demonstrate it would not adversely affect the integrity of the site.	Cairngorms SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Cairngorms SPA
			Hill Tracks	Direct disturbance from hill track creation	Policy Env\1: Policy Env\23,	SPG			
	Osprey		Forest Tracks	Direct disturbance to nesting sites – tree removal and construction	Policy Env\1 Policy Env\8: Policy Env\10	SPG			
	Merlin Peregrine Dotterel		Windfarms/ renewables	Flightpaths	Policy Env\1 Policy Inf\7,	SPG Compliance with existing approved SPG (Use of Wind Energy in Aberdeenshire, 2005).			
			Skiing	Direct disturbance by ski developments	Policy Env\1 Policy Emp\9 Policy Emp\10 Policy Gen\1,	SPG			
			Hill Tracks	Direct disturbance from hill track creation	Policy Env\1 Policy Env\23,	SPG			
		Capercaillie	Forestry Tracks	Direct disturbance especially during construction	Policy Env\1: Policy Env\8 Policy Env\10	SPG			
		Scottish Crossbill	Forestry Tracks	Direct disturbance to nesting sites – tree removal and construction	Policy Env\1 Policy Env\8: Policy Env\10	SPG			
Fowlsheugh	SPA	Kittiwake Guillemot	Windfarms/ renewables	Flightpaths	Policy Env\1 Inf\7,	SPG		Any such development likely to	Any proposal where it can not be

Glen Tanar	Fulmar Herring Gull Razorbill Seabird Assemblage	Coastal defence	Loss of nesting sites & disturbance during construction of coastal defence	Policy Env\1, Policy Env\6,	SPG	ascertained that it will not adversely affect the integrity of Fowlsheugh SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Fowlsheugh SPA
		Landfill	Effects of bird control measures	Policy Env\1 Policy Env\6,	SPG	
		Oil and Gas	Direct disturbance by development	Policy Env\1 Policy Gen\1,	SPG	
Glen Tanar	Osprey	Forestry Tracks	Direct disturbance to nesting sites – tree removal and construction	Policy Env\1 Policy Env\8 Policy Env\10	SPG	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site. Any proposal where it can not be ascertained that it will not adversely affect the integrity Glen Tanar SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Glen Tanar SPA
		Forestry Tracks	Direct disturbance especially during construction	Policy Env\1 Policy Env\8 Policy Env\10	SPG	
		Forestry Tracks	Direct disturbance to nesting/feeding sites – tree removal and construction	Policy Env\1 Policy Env\8 Policy Env\10	SPG	
Glen Tanar	Scottish Crossbill	Forestry Tracks	Flightpaths	Policy Env\1 Policy Inf\7,	SPG Compliance with existing approved SPG (Use of Wind Energy in Aberdeenshire, 2005).	
		Forestry Tracks	Direct disturbance to nesting/feeding sites – tree removal and construction	Policy Env\1 Policy Env\8 Policy Env\10	SPG	
		Windfarms/renewables				

Ladder Hills	SPA	Hen Harrier	Hill Tracks	Direct disturbance from hill track creation	Policy Env1 : Policy Env23,	SPG	SPG	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Ladder Hills SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Ladder Hills SPA
			Windfarms/ renewables	Flightpaths	Policy Env1 Policy Inf7,	SPG Compliance with existing approved SPG (Use of Wind Energy in Aberdeenshire, 2005).			
			Hill Tracks	Direct disturbance from hill track creation	Policy Env1 Policy Env23,	SPG			

Loch of Skene	SPA	Greylag Goose	Windfarms/ renewables	Flightpaths	Policy Env\1 Policy Inf7,	SPG Compliance with existing approved SPG (Use of Wind Energy in Aberdeenshire, 2005).	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Loch of Skene SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Loch of Skene SPA
Loch of Strathbeg	SPA	Goldeneye Greylag Goose Barnacle Goose Pink Footed Goose	Windfarms/ renewables	Flightpaths	Policy Env\1 Policy Inf7,	SPG Compliance with existing approved SPG (Use of Wind Energy in Aberdeenshire, 2005).	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Loch of Strathbeg SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the
			Coastal defence	Loss of nesting sites & disturbance during construction of coastal defence.	Policy Env\1; Policy Env6,	SPG		

				Effects of bird control measures	Policy Env\1 Policy Env\6,	SPG		integrity of the Loch of Strathbeg SPA
	Sandwich Tern	Coastal defence	Loss of nesting sites & disturbance during construction of coastal defence	Policy Env\1, Policy Env\6,	SPG			
		Landfill	Bird control measures on landfill sites	Policy Env\1 Policy Inf\6	SPG			
		Windfarms/ renewables	Flightpaths	Policy Env\1 Policy Inf\7,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)			
Lochnagar	Dotterel	Windfarms/ renewables	Flightpaths	Policy Env\1 Policy Inf\7,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)		Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Lochnagar SPA will be refused. In light of the assessment in the table and the safeguarding policies

Muir of Dinnet	SPA	Skiing	Direct disturbance by ski developments	Policy Env\1 Policy Emp\9 Policy Emp\10 Policy Gen\1,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	identified, it can be concluded that the Plan will not adversely affect the integrity of the Lochnagar SPA
			Hill Tracks	Policy Env\1 Policy Env\23,	SPG		
Muir of Dinnet	SPA	Windfarms/ renewables	Flightpaths	Policy Env\1 Sites; Policy Inf\7,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)	In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Muir of Dinnet SPA.	
			Waterfowl assemblage	Policy Env\1 Policy Inf\7,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)		

Tips of Corsemaul and Torn Mor	SPA	Common Gull	Windfarms/ renewables	Flight paths	Policy Env\1: Policy Inf\7,	SPG Plus Compliance with the approve SPG (Use of Wind Energy In Aberdeenshire 2005)	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Tips of Corsemaul and Torn Mor SPA will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Tips of Corsemaul and Torn Mor SPA
Troup, Pennan and Lions Head	SPA	Guillemot Fulmar Herring Gull Kittiwake Razorbill Seabird Assemblance	Windfarms/ren ewables	Direct disturbance from Hill Track creation Flighpaths	Policy Env\1: Policy Env\23,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)	Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Troup, Pennan and Lions Head SPA will be refused. In light of the assessment in the table and the safeguarding policies

				Loss of nesting sites and disturbance during development of coastal defences	Policy Env\1, Policy Env\6,	SPG	identified, it can be concluded that the Plan will not adversely affect the integrity of the Troup, Pennan and Lions Head SPA
Ythan Estuary, Sands of Forvie and Meikle Loch	SPA	Pink-footed goose	Windfarms/ren ewables	Flightpaths	Policy Env\1;; Policy Inf\7,	SPG Plus Compliance with the existing approved SPG (Use of Wind Energy In Aberdeenshire 2005)	<p>Any such development likely to have a significant effect on the site would be required to demonstrate it would not adversely affect the integrity of the site.</p> <p>Any proposal where it can not be ascertained that it will not adversely affect the integrity of Ythan Estuary, Sands of Forvie and Meikle Loch SPA will be refused.</p> <p>In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Ythan Estuary, Sands of Forvie and Meikle Loch SPA</p>

Site	Interest Type	Qualifying Interests Affected	Potential Development Issues	Sensitivity	Policy Protection	Additional Safeguards Required	Conclusions	Overall Conclusions
Ballochbuie	SAC	Otter	Windfarms / renewables	Direct disturbance during construction	Policy Env\1 Policy Inf\7	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such development likely to have a significant effect on the site would be required to demonstrate it would not affect the integrity of the site.	"Any proposal where it can not be ascertained that it will not adversely affect the integrity of Ballochbuie SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Ballochbuie SAC"
					Policy Env\1 Policy Env\15	SPG		
					Policy Env\1 Policy Env\23	SPG		
					Policy Env\1 Policy Env\23	SPG		
					Policy Env\1 Policy Gen\1	SPG		
					Policy Env\1	SPG		
					Policy Env\1	SPG		
					Policy Env\1	SPG		
					Policy Env\1 Policy Gen\1	SPG		
					Policy Env\1 Policy Env\13	SPG		
Buchan Ness to Collieston	SAC	Vegetated Sea Cliffs	Mineral Extraction	Destruction of habitats by peat extraction	Policy Env\1 Policy Gen\1	SPG	Any such development likely to have a significant effect on the site would be	"Any proposal where it can not be ascertained that it will not adversely affect the integrity of the site would be
					Policy Env\1 Policy Env\13	SPG		
					Policy Env\1 Policy Env\6	SPG		
					Policy Env\1 Policy Inf\6	SPG		

Caenlochan	SAC			Windfarms / renewables	Direct disturbance during construction	Policy Env\1 Policy Inf\7	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	required to demonstrate it would not affect the integrity of the site.	affect the integrity of Buchan Ness to Collieston SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Buchan Ness to Collieston SAC"
		Dry Heaths	Windfarms / renewables		Destruction/ direct destruction of habitat and disturbance during construction	Policy Env\1 Policy Inf\7	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such development likely to have a significant effect on the site would be required to demonstrate it would not affect the integrity of the site.	"Any proposal where it can not be ascertained that it will not adversely affect the integrity of Caenlochan SAC will be refused. In light of the assessment in the table and the
			Skiing		Destruction/ direct destruction of habitat and disturbance during construction	Policy Env\1 Policy Emp\9 Policy Emp\10 Policy Gen\1	SPG		
			Hill Tracks		Destruction/ direct destruction of habitat and disturbance during construction	Policy Env\1 Policy Env\23	SPG		

Species-rich grassland with matgrass in upland areas	Hill Tracks	Destruction if Habitats disturbance during construction Direct disturbance of Habitats	Env\23 Gen\1	SPG						
Tall Herb communities		Direct disturbance of Habitats	Env\1 Gen\1	SPG						
Blanket bog	Windfarms	Destruction/ Disturbance of habitat by peat extraction. Disturbance/ destruction during construction. Direct disturbance of habitat	Env\1 Inf\1 Gen\1	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)						
	Peat extraction		Env\1 Gen\1	SPG						
Very wet mires often identified by an unstable quaking surface		Direct disturbance of Habitats	Env\1 Gen\1	SPG						
Hard water springs Depositing loime		Direct disturbance of Habitats Destruction of Habitats Disturbance during construction	Env\1 Gen\1	SPG						
High-altitude plant community associated with areas of water seepage	Windfarms		Env\1 Inf\7 Gen\1	SPG, plus compliance with approved SPG (use of Wind Energy in Aberdeenshire 2005)						
	Skiing		Env\1 Emp\9 Emp\10 Gen\1	SPG						

Coyles of Muirck	SAC	Grasslands on soil rich in heavy metals	Windfarms	Destruction of habitats Disturbance during construction Direct disturbance of habitat	Env\1, Env\7, Gen\1	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Coyles of Muirck SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Coyles of Muirck SAC
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Dinnet Oakwood	SAC		Western acidic oak woodlands	Forest tracks	Destruction/disturbance of habitats during construction Direct disturbance of habitat	Env\1, Env\8, Env\10, Env\23, Gen\1	SPG	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it cannot be ascertained that it will not adversely affect the integrity of Dinnet Oakwood SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Dinnet Oakwood SAC
Glen Tanar	SAC	Otter		River engineering works	Destruction/disturbance of habitat Change in water quality	Env\1, Env\15, Env\16, Gen\1	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site	Any proposal where it cannot be ascertained that it will not adversely affect the integrity of Glen Tanar SAC will be refused. In light of the assessment in the table and the safeguarding policies
				Minerals	Destruction/disturbance of habitat Loss of habitat to mineral extraction	Env\1, Env\13, Gen\1			
				Landfill	Destruction/disturbance of habitat	Env\1, Inf\6, Gen\1			
				Windfarms	Destruction/disturbance of habitat	Env\1, Inf\7, Gen\1			
			Wet heathland with cross-leaved heath. Dry Heath	Windfarms	Destruction/disturbance of habitat Disturbance during construction Direct disturbance of habitat	Env\1, Inf\7, Gen\1			
				Hill tracks		Env\1, Env\23, Gen\1			

Green of Strathdon	SAC	Blanket Bog	Windfarms	Destruction/disturbance of habitat Loss of habitat to peat extraction Direct disturbance of habitat	Env\1, Inf\7, Gen\1	policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Glen Tanar SAC SPA "
					Env\1, Gen\1	
Green of Strathdon	SAC	Caledonian Forest	Hill tracks	Destruction/disturbance of habitat Direct disturbance of habitat	Env\1, Env\23, Gen\1	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site
					Env\1, Gen\1	
Green of Strathdon	SAC	Dry heaths, Juniper of calcareous grasslands. Grasslands on soils rich in heavy metals	Windfarms	Destruction of habitat Disturbance during construction Direct disturbance of habitat	Env\1, Env\8, Env\10, Env\23, Gen\1	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)
					Env\1, Inf\7, Gen\1	
Green of Strathdon	SAC	Hilltracks	Hilltracks	Destruction/disturbance of habitat Loss of habitat to peat extraction Direct disturbance of habitat	Env\1, Env\23, Gen\1	In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Green of Strathdon SAC
					Env\1, Env\23, Gen\1	

Hill of Towanreef	SAC	Marsh saxifrage. Dry Heaths. Alpine and subalpine heaths. Juniper on heath or calcareous grasslands. Grasslands on heavy metal soil	Windfarms	Destruction of habitat Disturbance during construction Direct disturbance of habitat	Env\1, Inf\7, Gen\1	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site	Any proposal where it cannot be ascertained that it will not adversely affect the integrity of Hill of Towanreef SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Hill of Towanreef SAC
			Hilltracks	Destruction of habitat Disturbance during construction Direct disturbance of habitat	Env\1, Env\23, Gen\1			
			Windfarms	Destruction/disturbance of habitat Changes in hydrology Direct disturbance of habitat	Env\1, Env\16, Inf\7, Gen\1			
			Hilltracks	Destruction/disturbance of habitat Changes in hydrology Direct disturbance of habitat	Env\1, Env\16, Env\23, Gen\1			
			Peat extraction	Destruction/disturbance of habitat Loss of habitat	Env\1, Env\16			
Morrone Birkwood	SAC	Alpine and subalpine heaths	Telecom	Direct destruction of habitat and disturbance during and after construction	Env\1, Inf\9	SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site	Any proposal where it cannot be ascertained that it will not adversely affect the integrity of Morrone Birkwood SAC will be refused. In light of the assessment in the table and the safeguarding
			Windfarms/renewables	Direct destruction of habitat and disturbance during and after construction	Env\1, Inf\7			
			Skiing	Direct destruction of habitat and disturbance during and after construction	Env\1, Emp\9, Emp\10, Gen\1			
			Hilltracks	Direct destruction of habitat and disturbance during and after construction	Env\1, Env\23			

Ladder Hills	Juniper on Heath or calcareous grasslands	Hilltracks	Direct destruction of habitat and disturbance during and after construction	Env\1, Env\23	safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Morrone Birkwood SAC
	Dry grassland and scrublands on chalk or limestone	Hilltracks	Direct destruction of habitat and disturbance during and after construction	Env\1, Env\23	
SAC	Dry Heath, Alpine and subalpine heaths, Blanket Bog	Windfarms/renewables	Direct destruction of habitat and disturbance during and after construction	Env\1, Inf\7	Any proposal where it cannot be ascertained that it will not adversely affect the integrity of Ladder Hills SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Ladder Hills SAC
				SPG, plus compliance with approved SPG (Use of Wind Energy in Aberdeenshire 2005)	Any such proposal likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site

Mortlach Moss	SAC	Calcium Rich Springwater-fed	Forest Tracks	Destruction of habitat. Disturbance during construction. Direct disturbance of habitat	Policies Gen\1, Env\1, Env\3, Env\16, Env\8, Env\10, Env\23	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Mortlach Moss SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Mortlach Moss SAC
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Morven & Mullachdubh	SAC	Juniper on Heaths or Calcareous grasslands	Hill Tracks	Destruction of habitat. Disturbance during construction. Direct disturbance of habitat	Policies Gen\1, Env\1, Env\3, Env\23	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Morven & Mullachdubh SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Morven & Mullachdubh SAC
Muir of Dinnet	SAC	Otter	Peat Forest Tracks	Direct disturbance of habitat Water quality changes. Direct disturbance of habitat	Policies Gen\1, Env\1, Env\8, Env\10, Env\23	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Muir of Dinnet SAC will be refused. In light of the assessment in
		Degraded Raised bog		Disturbance. destruction of habitat by peat extraction		SPG spg		

Reidside Moss	SAC	Very wet mires often identified by an unstable quaking surface	Peat	Destruction of habitat Disturbance during construction Direct disturbance of habitat Changes in hydrology	Policies Gen\1, Env\1	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Muir of Dinnet SAC Any proposal where it can not be ascertained that it will not adversely affect the integrity of Reidside Moss SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Reidside Moss SAC
				Disturbance/destruction of habitat by peat extraction. Changes in Hydrology Disturbance/destruction of habitat by peat extraction. Changes in Hydrology				
Red Moss of Netherley	SAC	Active raised bogs	Peat	Disturbance/destruction of habitat by peat extraction. Changes in Hydrology	Policies Gen\1, Env\1	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	Any proposal where it can not be ascertained that it will not adversely affect the integrity of the Reidside Moss SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Reidside Moss SAC

Turcrossie Moss	SAC	Degraded raised bogs		Disturbance/destruction of habitat by peat extraction. Changes in Hydrology	Policies Gen\1, Env\1	SPG	effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	that it will not adversely affect the integrity of Reidside Moss SAC will be refused. In light of the assessment in the table and the the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Reidside Moss SAC
		Active raised bogs	Peat	Disturbance/destruction of habitat by peat extraction. Changes in Hydrology			Any such development likely to have a significant	Any proposal where it can not be ascertained

Sands of Forvie	SAC	Degraded raised bogs	Coastal protection, Oil and gas, windfarms, peat extraction	Disturbance/destruction of habitat by peat extraction. Changes in Hydrology	Policies Gen\1, Env\1, Env\13, Inf\7	SPG Plus complicity with approved SPG (Use of Wind Energy in Aberdeenshire 2005) SPG spg	effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.	that it will not adversely affect the integrity of Reidside Moss SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Reidside Moss SAC
		Lime deficient dune heathland with cowberry	Changes in dune dynamics due to development	Changes in dune dynamics due to development		Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site.		Any proposal where it can not be ascertained that it will not adversely affect the integrity of Sands of Forvie SAC will be refused. In light of the
		Humind dune slack. Shifting dunes	Destruction of habitat by peat extraction Changes in dune dynamics due to development	Destruction of habitat by peat extraction Changes in dune dynamics due to development				

		Shifting dunes with marram		Changes in dune dynamics due to development			assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Sands of Forvie SAC
The Maim	SAC	Dry heath	Windfarms Hill tracks		Policies Gen\1, Env\1, Env\6	SPG	<p>Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site</p> <p><i>Any proposal where it can not be ascertained that it will not adversely affect the integrity of The Maim SAC will be refused.</i></p> <p>In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the The Maim SAC</p>

Garron Point	SAC	Narrow-mouthed whorl snail	Coastal Protection		Policies Gen\1, Env\1, Env\6	SPG	Any such development likely to have a significant effect on the site will be required to demonstrate it will not adversely affect the integrity of the site	Any proposal where it can not be ascertained that it will not adversely affect the integrity of Garron Point SAC will be refused. In light of the assessment in the table and the safeguarding policies identified, it can be concluded that the Plan will not adversely affect the integrity of the Garron Point SAC
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Appendix 2: Schedule of housing proposals

Area	Settlement	Alp Proposals			Draft Housing Land Audit (Jan 2006)			Draft Housing Schedules (Jan 2006)			Total Effective Units
		Supply at Jan-06	Nest Proposals	Total ALP	Effective Sites	Constrained Sites	Effective with planning permission	Effective with applications pending	without planning permission		
River Dee Immediate Area	Aboyne	34	240	274	271	0	23	16	248		
	Banchory	274	250	524	407	0	181	23	226		
	Braemar	48	5	53	40	5	20	0	20		
	Bridge of Canny East	0	10	10	10	0	0	0	10		
	Crathes	0	45	45	45	0	0	0	45		
	Drumoak	0	65	65	48	0	48	0	0		
	Finzean FR	2	0	2	0	0	0	0	0		
	Finzean Village	0	5	5	0	0	0	0	0		
	Finzean-Whitestone	0	5	5	5	0	0	0	5		
	Kincardine O'Neil	0	23	23	23	0	0	0	23		
	Kirkton of Maryculter	0	10	10	6	0	6	0	0		
	Logie Coldstone	0	7	7	0	0	0	0	0		
	Strachan	10	5	15	14	0	0	14	14		
	Tarland	45	10	55	34	0	0	6	34		
	Woodlands of Durris	4	25	29	20	0	0	0	20		
	Total	417	705	1122	923	5	278	59	645		
	River Dee Wider Area	Westhill	254	900	1154	610	0	40	570	570	
Dunecht		0	14	14	14	0	0	0	14		
Echt		0	25	25	25	25	0	25	25		
Kirkton of Skene		10	10	20	15	0	0	15	15		
Lumphanan		12	20	32	20	0	0	20	20		
Maryculter West		10	6	16	6	0	0	0	6		
Midmar		0	10	10	10	0	3	0	7		
Total		286	985	1271	700	25	43	630	657		

Ythan	Newburgh	25	15	40	42	0	17	25	25
Ythan Area	Ellon								
	Auchnagatt	622	20	642	0	0	0	0	0
	Bereford	12	0	12	0	21	0	4 units outline pending fh1 (5) not in audit but in Schedule	0
	Cultercullen	0	5	5	0	0	0	0	0
	Fisherford	0	10	10	0	0	0	0	0
	Foveran	0	24	24	0	20	0	0	11
	Fyvie	0	18	18	18	0	0	0	18
	Kirkton of Aucterless	40	19	59	0	59	0	0	0
	Methlick	0	8	8	8	0	0	0	8
	Pitmedden and Milldale	63	17	80	55	0	43	0	12
	Rothienorman	15	79	94	14	0	0	0	14
	Street of Montreath	30	50	80	137	0	0	137	137
	Tarves	0	8	8	0	0	0	0	0
	Udny Green	0	30	30	7	0	7	0	0
Total		782	303	1085	239	115	50	152	200
Strathbeg	Crimmond	89	0	89	58	25	16	42	42