

ABERDEENSHIRE

LOCAL DEVELOPMENT PLAN



SHAPING ABERDEENSHIRE



STRATEGIC
ENVIRONMENTAL
ASSESSMENT

Aberdeenshire Local Development Plan SEA Environmental Report

PART 1

To Sea.gateway@scotland.gsi.gov.uk

PART 2

An SEA Environmental Report is attached for the plan entitled

Aberdeenshire Local Development Plan

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PART 3

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Date

PART 4

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1. Non-Technical Executive Summary

1.1 Purpose of this Environmental Report and Key Stages

We (Aberdeenshire Council) have written this environmental report (“the report”) for the proposed Aberdeenshire Local Development Plan (LDP) (“the plan”) and supplementary guidance (SG) under the Environmental Assessment (Scotland) Act 2005. The process taken to write this report is called Strategic Environmental Assessment (SEA). The reason for undertaking this SEA is to identify and address all the effects the plan is likely to have on the environment, with the overall aim of the process being to protect the environment. Throughout this SEA process we have been taking the views of others into account and will continue to do so until the plan is adopted.

The key stages of this SEA are pre-screening, screening, scoping, environmental report and post-adoption statement. An explanation of these stages can be found below:

1. Pre-screening

Pre-screening of a plan is done to show that a plan is not likely to have any effect on the environment, or if it has any effects at all, they will be minimal. After pre-screening, a plan, programme or strategy (PPS) will not be subject to any further SEA. This stage does not apply to the LDP.

2. Screening

A PPS is screened to determine whether we should be doing an SEA for it. When a plan is likely to have significant (i.e. very bad, damaging, large or long-lasting) effects on the environment, we will do an SEA. If the effect is not significant, no further action is taken and a pre-screening report would be prepared (see Stage 1). In this case, it is clear that the environmental effects of the LDP will be significant and therefore a full SEA is required.

3. Scoping

At the scoping stage, we set out how much information should be in the actual Environmental Report, how we plan to assess the effects of the different aspects of the plan, and how long we will consult with others on the report. We then consult with Key Agencies on the contents of the Scoping Report, and their recommendations help us to improve our approach.

4. Environmental Report

In the Environmental Report, we assess the effects of a plan on the environment and explain how we could address those effects (through a process called mitigation). We also describe how we will monitor any significant effects of the plan on the environment. In August 2014, we published an *Interim Environmental Report* alongside the Main Issues Report. This assessed the environmental impact of the options and alternatives included in the Main Issues Report. We have now revised and updated this to take into account the full content and detail of the Proposed LDP. This report is the finalised Environmental Report which goes with the Proposed LDP and Supplementary Guidance.

5. Post-adoption Statement

Once we have addressed and resolved the representations received through consultation before adopting the plan, we must inform everyone about what difference the SEA process and their views have made to the final plan. And we do this through a Post-adoption Statement as the last stage.

1.2 The Context of the Strategy

We hope that when the new Aberdeenshire Local Development Plan is adopted in 2016. We will provide firm guidance in it up to the period 2022, following which we will review it. We are required to review the Plan at least every five years or whenever is necessary. The Plan is for the whole of Aberdeenshire, outside the Cairngorms National Park. We no longer include Cairngorms National Park in our Plan due to the Cairngorms National Park Authority now preparing their own Local Development Plan.

We have used the Main Issues Report (MIR) to engage with the public. The MIR formed the main focus for discussions on the options for sites that would be developed in Aberdeenshire and for the policies that will guide development. The engagement has helped us to note changes we must make to the options. The Local Development Plan contains 31 policies which we have supported with 9 pieces of supplementary guidance.

To guide and help us deliver what we plan to do in the Local Development Plan we have made use of documents and plans such as the Aberdeen City and Aberdeenshire Strategic Development Plan, Local Development Plan 2012, Local Housing Strategy, the Local Transport Strategy, National Planning Framework 3, Scottish Planning Policy, Strategic Transport Projects Review, Priorities for the North East, Regional Transport Strategy and Aberdeen City and Shire Economic Future's Economic Manifesto. We have also used 100+ documents in the SEA to influence how we will develop the proposed Local Development Plan. These documents cover:

- national frameworks and policies
- climate and flooding
- low carbon economy and energy
- the water environment
- biodiversity (plant and animal life on the land and in the water)
- sustainable development
- transport and air quality issues
- historic environment and landscape
- housing
- design
- soil and pollution
- how we manage our waste
- equality
- ageing, exercise and health

1.3 Baseline/Evolution, Characteristics of Areas & Environmental Problems

We have identified a number of problems and issues in Aberdeenshire. In this section, we have listed the significant environmental problems and issues that are considered in this report. We have also used this section to set out the baseline information for the area. These issues show that the challenges we must deal with through this Plan are:

- Although we do not have the serious air quality problems identified in Aberdeen City, the increasing number of cars, trucks and vehicles that pass through some towns in Aberdeenshire could worsen if the necessary infrastructure is not available to accommodate new development.
- We burn a lot of fuel to heat our homes and to drive our cars, which is pumping more CO₂ into the air and causing our carbon and ecological footprints to rise.
- Future climate change will have a number of negative environmental impacts, including a reduction in water flows and availability and soil stability.
- How we dispose of waste can also affect our soils, water and climate, although new ways of managing waste has improved this.
- While the area is rich in cultural heritage and has distinctive landscapes, the houses we have built in the past have put pressure on these resources. New housing development offers the opportunity to improve the efficiency of our homes and create good landscapes.
- New buildings are putting pressure on animal and plant life (biodiversity).
- Where we have good parks or open spaces, people will want to build and live around them.
- The make-up of the population is an issue that needs to be considered in relation to the future provision of development. For example, while there are a range of age groups living in the area, because we are living longer, there will be an increased proportion of older people, along with an increase in people coming to live here from other countries.

1.4 Assessment of Effects

We have put together how the proposed Local Development Plan could affect the environment in Table 1.1 below.

Table 1.1: Assessment of Effects

SEA Issue	Plan Impact
Air	On the whole we found that the effects of the plan on air to be mixed (i.e. positive and negative). The effect are however not significant. Some localised air quality issues are likely in towns in Aberdeenshire. Because of the improvements we expect as we develop new infrastructure, the effect of the plan on air quality is also likely to be positive.
Climatic factors	The effects of the plan on the environment are mixed (i.e. positive, negative & neutral). The potential increased car and energy use in homes and work places will make the

SEA Issue	Plan Impact
	effect of the plan on climate significant in the long term. Positive effects will result from the new Climate Change policy group.
Water	We think that the effects of this plan on water will be negative and significant. The scale of development envisaged is so large that the plan is likely to have long-term implication for water abstraction, water pollution; run-offs, localised flooding and morphology depending on how the plan is implemented. Although the MIR promotes water efficiency technologies, the scale of water efficiency technologies envisaged may not be able to compensate for the volume and quality of water resources needed to support the allocations.
Soil	Through house building and development, there will be soil loss, soil sealing, soil erosion and soil structural degradation. Equally, we think that other types of development such as wind farms and other renewables and their associated infrastructure are likely to impact on carbon rich soils and peatland. We think that the effects are not likely to be significant. For instance the availability of improved technologies means that the quality of managing waste is improving and we do not expect contamination from these activities.
Biodiversity (flora and fauna)	The overall effects on biodiversity are mixed. If we develop 30,000 new houses in the area, we must take some greenfield sites, fragment habitat and lose species and habitats and disturb other species. The River Dee and other protected areas are the home to some protected species like otter, salmon and freshwater pearl mussel. Taking too much water can harm them. Policies and SG are put in place to mitigate potential effects.
Population	The overall effects of the plan on people are very positive. The scale of the development is so large that if implemented, many people in Aberdeenshire will potentially find homes to buy and rent.
Health	The overall effects of the plan on people's health are significantly positive. There will be positive impacts on health through the provision of new homes, including affordable homes, and new jobs. New open spaces and green networks will be provided to encourage recreation and active travel. Safeguards will be put in place to ensure that public open spaces and access ways are not lost.
Cultural Heritage	We found that the effects of the plan to be negative although not significant on the historic environment. Design policies will limit the impact
Landscape	We found that the effects of the plan on landscape to be mixed but not significant. Development that can be seen from lots of places can have negative effects on views and scenery. However landscape impacts are likely to be only medium term. There will be some positive impacts through the redevelopment of degraded brownfield sites.
Material Assets	The overall effect of the plan on wealth creation through new buildings and roads is very significantly positive, though some strain may be placed on existing assets, particularly in the short term.

1.5 Broad Mitigation Measures

In Table 1.2 below you will see how we have addressed all the significant positive and significant negative effects of the preferred policy and land allocation options. We will seek to mitigate the significant negative impacts and enhance the significant positive impacts as we work with other partners in the development of new sites. Some proposed developments in the

Local Development Plan will need an environmental impact assessment (EIA). Other new developments, which have not been assessed in detail, but may have significant effects on Natura or Ramsar sites, must undergo appropriate assessment (i.e. the assessment required under the Habitats Regulations).

Table 1.2: Mitigation Measures

SEA Issue	Mitigation Measures
Air	<p>The application of robust criteria during assessment of land allocations will, to an extent, mitigate the negative impact on air from increased car travel. It will also enhance the positive impacts on air by promoting active travel and public transport. Policies that promote good connectivity, active travel and public transport provision will also be applied. The masterplanning process will provide the opportunity to maximise this provision in large scale developments.</p> <p>Development Management teams will work together and, where appropriate, with the Environment Team and SEPA, to enhance the positive and mitigate the negative impacts on air quality in Aberdeenshire.</p>
Water	<p>Policies in the plan that protect and conserve the water environment will be applied. Development Management teams and, where appropriate, the Environment Team and SEPA, will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced and the negative effects mitigated. The masterplanning process will also provide the opportunity to maximise these opportunities in large scale developments.</p>
Soil	<p>Development Management will work with applicants from the pre-planning application stage to make sure that positive effects are enhanced and that the minor negative effects do not worsen. Developments likely to have significant effects on carbon rich soils and peatland will be avoided.</p>
Biodiversity (flora and fauna)	<p>Development Management will work together with applicants and, where appropriate, the Environment Team, from pre-planning application stage to make sure that positive effects will be enhanced (e.g. including wildlife areas in new developments) and that the negative effects of the preferred options are reduced. The masterplanning process will also be used to enhance opportunities in large scale developments.</p> <p>The positive impact of creation of green networks will be supported/ enhanced through the application of existing protective environmental policies, which also seek environmental enhancements.</p>
Landscape	<p>We will use existing LDP policies that protect landscape and encourage good masterplanning and design. Development Management will work together with applicants and, where appropriate, the Environment Team, from pre-planning application stage to make sure that positive effects are enhanced and negative effects mitigated.</p>
Climatic factors	<p>The positive impact of reducing fossil fuel based energy use through supporting renewable energy development will be enhanced by the proposed new Climate Change policy, the existing layout, siting and design policy, and the provision of specialist planning advice on Wind Turbines. Development Management will work together with applicants from pre-planning application stage to make ensure that a consistent and robust approach is taken to the determination of planning applications.</p>

SEA Issue	Mitigation Measures
	<p>The negative impact on CO₂ emissions from increased car travel was, to an extent, mitigated through application of robust criteria during assessment of the land allocations. Policies promoting good connectivity and active travel and public transport provision will be applied. The expected increase in domestic energy use from future development will be mitigated through existing policies such as Policy C1 Using resources in buildings, while Policy C2 Renewable energy will promote alternative forms of energy. The masterplanning process will also be used to maximise opportunities in large developments.</p> <p>The positive impact of supporting sustainable flood management will be enhanced through the application of existing policies such as Policy RD1 Providing suitable services, which requires SUDs. The Strategic Flood Risk Assessment, which accompanies the proposed Local Development Plan, will also support/enhance sustainable flood management. We will also make sure that areas of significant flood risk will be avoided or zoned as an open space.</p> <p>Development Management will work together with applicants from pre-planning application stage to ensure that positive effects are enhanced and negative effects minimised.</p>
Material Assets	<p>The negative impact of development increasing the strain on existing infrastructure was, to an extent, mitigated by the application of robust criteria during assessment of the land allocations. Policies such as 'RD1 Providing suitable services, 'RD2 Developers Obligations' and supplementary guidance 'Developer Obligations: Methods for Calculation' will ensure that new development, which has a negative impact on existing infrastructure, will need to make sufficient contributions to mitigate this impact.</p> <p>Positive impacts through the creation of new material assets will be enhanced through developer contributions policies and layout, siting and design policy, which requires a mix of housing and therefore supports the provision of affordable housing.</p> <p>Development Management will work together with the Planning Obligations team, applicants and, where appropriate, the Council's education and roads departments and external agencies such as Scottish Water, from pre-planning application stage, to make sure the positive effects on material assets are enhanced and the negative effects minimised.</p> <p>Applications likely to have significant effects on material assets will be referred to SEPA who play a significant role in licensing Scottish Water assets. And in particular, where connection to the public sewer is constrained due to capacity issues, applications will be referred to SEPA for temporary environmentally acceptable private drainage systems before applications are approved.</p>
Population	<p>The positive impact on the provision of a mix of housing types will be supported by the application of 'Policy P1: Layout, Siting and Design in new development', which requires a housing mix. The masterplanning process will be used to ensure that the provision of a housing mix is maximised in larger developments.</p> <p>Development Management and Planning Obligations will work together from pre-planning application stage to make sure that positive effects are enhanced.</p>
Cultural	Development Management will work together from planning application stage to make

SEA Issue	Mitigation Measures
Heritage	sure that positive effects are enhanced (e.g. protecting areas with the most valued features and encouraging good design in new developments. We will work and cooperate with developers to make sure that the minor negative effects on cultural heritage are minimised.
Human Health	<p>The positive impact from requiring new housing to be built to a standard above the Scottish Building Standard, i.e. energy efficiency, will be enhanced by the proposed requirement for all new development to install water efficiency measures.</p> <p>Development Management will work together with applicants from planning application stage to make sure that positive effects are enhanced and the negative effects mitigated. Policies in the plan that protect human health will be applied.</p>

1.6 Monitoring

The Planning Policy Team will monitor the significant negative and positive effects of the Plan through the Monitoring Plan which we have set out in this Environmental Report. We have set out what actions must be carried out, who must carry out each of the actions and when the Planning Policy Team must carry them out.

1.7 How to Comment on the Report

If you would like to express your views on this Environmental Report, please send your comments to:

Policy Team
 Planning and Building Standards
 Infrastructure Services
 Aberdeenshire Council
 Woodhill House
 Westburn Road
 Aberdeen AB16 5GB

Or e-mail them to:
 LDP@aberdeenshire.gov.uk

Or visit http://www.aberdeenshire.gov.uk/planning/plans_policies/next_ldp.asp for more information on how to respond to the Environmental Report.

2. The Environmental Report

2.1 Introduction

The purpose of this Environmental Report is to provide information on the proposed Aberdeenshire Local Development Plan 2016, identify, describe and evaluate the likely significant effects of the PPS and its reasonable alternatives; and provide an early and effective opportunity for the Consultation Authorities and the public to offer views on any aspect of this document. The SEA process for the LDP involved the preparation of a scoping report followed by the undertaking of a strategic environmental assessment of the Main Issues Report (2013) and Main Issues Report Addendum (2014). Following analysis and incorporation of comments from consultees, we have prepared this Environmental Report of the proposed Local Development Plan.

With regard to format, the report begins with a Non-Technical Summary in Section 1. Section 2 provides an introduction, key facts and SEA activities to date. Next, Section 3 describes the content and the alternatives of the PPS, while Section 4 discusses the issues that set the context for the strategy, such as other PPS and environmental protection objectives, baseline data, the evolution of the baseline without the PPS; and environmental problems relevant to the plan. Section 5 then looks at the scope and level of detail to be assessed, comprising alternatives, the assessment framework, cumulative effects assessment, mitigation and monitoring, as well as general weaknesses and limitations of the report and difficulties faced. The next steps are outlined in Section 6; with the Appendices following this section.

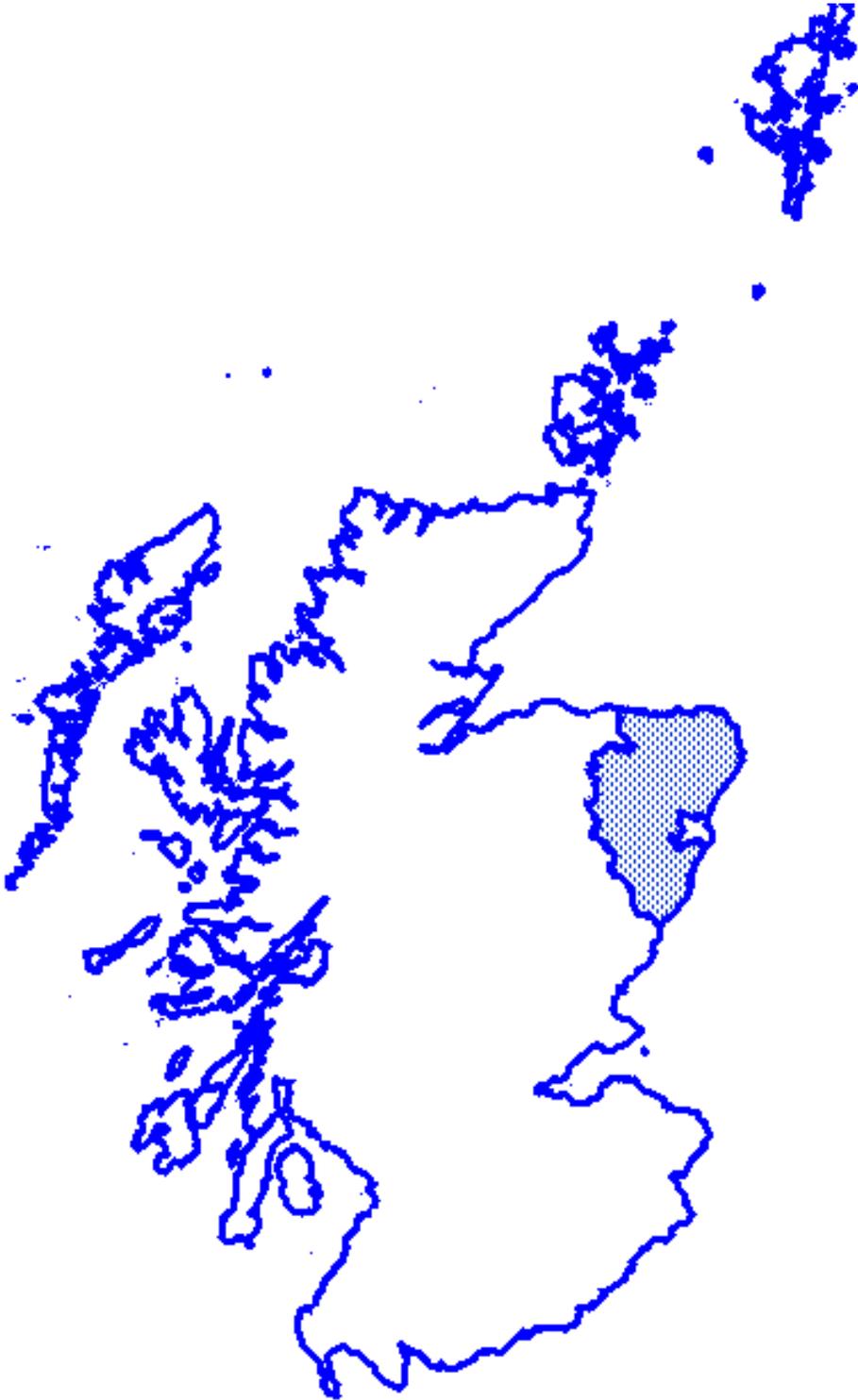
2.2 Key Facts about Aberdeenshire Local Development Plan 2016

The facts relevant to Aberdeenshire’s proposed Local Development 2016 are listed in Table 2.1 below.

Table 2.1: Key Facts

Name of Responsible Authority:	Aberdeenshire Council
Title of PPS:	Aberdeenshire Local Development Plan 2016
What prompted the PPS:	Planning etc (Scotland) Act 2006
Subject:	Land Use
Period covered by PPS:	2016-2022
Frequency of updates:	Every five years
Area covered by PPS:	The whole of Aberdeenshire, excluding the Cairngorms National Park
Purpose and/or objectives of the PPS:	The purpose of the local development plan is to provide a framework for the sustainable development of land covering its area. It does not provide a framework for all development, only actions defined as “development” in legislation, and for which planning permission is a legal requirement.
Contact Point:	Planning Policy Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen AB16 5GB 01224 664221

Figure 1 Aberdeenshire Local Development Plan Area



2.3 SEA Activities to Date

Table 2.2: SEA activities to date

SEA Action/Activity	When carried out	Notes (e.g. comment on data availability, particular issues or any advice from the Consultation Authorities that has now been taken into account)
Scoping the consultation periods and the level of detail to be included in the Environmental Report for the Main Issues Report	1- 15 May 2013	Advice and meetings with consultation authorities inputted into the process.
Consultation on the scoping report	11 June 2013	When SEA Gateway was notified
Outline and objectives of the PPS	1-6 July 2013	Based on the evolving main issues
Relationship with other PPS and environmental objectives	7-15 July 2013	Comments from consultation authorities were inputted
Environmental baseline established	1-8 August 2013	Revised the existing baseline incrementally
Environmental problems identified	9-14 August 2013	Revised known issues based on current understanding and discussions
Assessment of future of area without the PPS	15-25 August 2013	Revised the existing information available
Alternatives considered	25-30 August 2013	Policies, settlement, areas, and sites
Environmental assessment methods established	1-6 September 2013	Involved a number of policy planners
Scoping in/out of policies	7-8 September 2013	Discussed based on positions papers written by policy planners and all SEA topics have been scoped in.
Scoping in/out of allocations	8-9 September 2013	Discussed based the proposals in the SDP and considering the possibility that the outcome of examination and the SEA will influence the choice of preferred sites. And all SEA topics have been scoped in.
Selection of PPS alternatives to be included in the environmental assessment	10-20 September 2013	Main issues, existing policies, existing allocations and new bids, as well as changes to existing policies formed the basis of debate on alternatives
Identification of environmental problems that may persist after implementation and measures envisaged to prevent, reduce and offset any significant adverse effects	1-6 October 2013	Focused on significant issues identified following the assessment
Monitoring methods proposed	6-9 October 2013	Considered deliverability of mitigation measures to address significant effects
Preparation and Consultation on the Environmental Report for the Main Issues Report	28 October 2013	Followed the timetable of the main issues report.
Preparation and Consultation on the Environmental Report for the Main Issues Report Addendum	July 2014 – November 2014	Followed the timetable of the main issues report addendum.

Preparation of the Environmental Report to accompany the proposed Local Development Plan 2016	Nov – Dec 2014	Considered proposed policies and land use allocations to be included within the proposed LDP 2016.
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3. Outline and Objectives of the Aberdeenshire Local Development Plan 2016

3.1 Background

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes “an outline of the contents and main objectives of the plan or programme”. The purpose of this section is to explain the nature, contents, objectives and timescale of the Aberdeenshire Local Development Plan 2016.

The Aberdeenshire Local Development Plan 2016 (ALDP) will replace the current adopted Aberdeenshire Local Development Plan 2012. The ALDP (2016) will set out the land use strategy for Aberdeenshire for the following 5 years (to 2022).

3.2 Strategic Development Plan Spatial Strategy

The Aberdeen City and Shire Strategic Development Plan (SDP) was approved during March 2014. The LDP will be required to accord with the SDP. The Strategic Development Plan rolls forward the strategy from the Aberdeen City and Shire Structure Plan (2009), but with changes to the phasing. The SDP spatial strategy identifies six Strategic Growth Areas (SGA's), where the majority of development is directed, but does not identify where development should go within these areas. The remainder of the area is classified as 'Local Growth and Diversification Area'. The approved Strategy is below:

Table 3.1: Strategic Development Plan Spatial Strategy

Aberdeenshire		Housing Allowance
Housing (SGA)		
Huntly - Pitcaple		1000
Inverurie - Blackburn		6500
Portlethen - Stonehaven		5600
South of Dumfries - Laurencekirk		1000
Peterhead - Hatton		2200
Ellon - Blackdog		3800
Total		20100
Housing (Other areas)		
Local Growth Area (AHMA)		3700
Local Growth Area (RHMA)		12200
Employment land (New/Reserve)		
Huntly – Laurencekirk		175 ha
Blackdog - Peterhead		88 ha
Total		263

(NB This strategy was the subject of its own SEA process.)

3.3 LDP Settlement Strategy

The LDP will identify a sub-regional settlement strategy to implement the SDP strategy. This will identify the distribution of development within Aberdeenshire. Where change is necessary, this will be guided by issues of environmental sustainability, infrastructure availability and community development. Table 3.2 shows these strategic options.

Table 3.2 Settlement Strategy

Options and Alternatives	
Potential Option	This option retains and carries current LDP proposals forward into the next LDP. Phasing of development within the period 2016-2028 will be informed by anticipated capacity within the construction industry.
Alternative 1	In some areas there will be a need to identify additional allocations in accordance with the principles set out in the SDP.
Alternative 2	Alternative strategies may be promoted following a review of responses to consultation on the Main issues

3.4 Description of PPS Content of LDP

The proposed plan, which has now been prepared, contains strategic, policy and site-specific proposals for land allocations. The content of the plan and its options are listed in Table 3.3 and Table 3.4.

3.5 Vision and Objectives

The vision for the Plan replicates the vision set out in the SDP:

“Aberdeenshire City and Shire will be an even more attractive, prosperous and sustainable European city region and an excellent place to visit and do business. We will be recognised for:

- our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets;*
- the unique qualities of our environment; and*
- our high quality of life.*

We will have acted confidently and taken courageous decisions necessary to further develop a robust and resilient economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.”

The vision was assessed under the Strategic Development Plan.

3.6 Policies and Supplementary Guidance

Policies and supplementary guidance have been identified through a process of policy review, public consultation on the Main Issues Report and Main Issues Report Addendum published in

October 2013 and August 2014 respectively. We have also considered the implications of the NPF3 and SPP published in June 2014.

In terms of format, the proposed LDP 2016 differs considerably from the current LDP 2012 with much of the information contained within supplementary guidance policy now being included within the proposed plan. This change has been implemented following advice received from the Scottish Government. However, it is important to note that the policy content remains largely unchanged. Where changes to policy content have been made, this is noted within the table below.

Table 3.3: Policies and Supplementary Guidance

Policies & SG (Options)	Description
SHAPING BUSINESS DEVELOPMENT	
Preferred Option on Employment Land	<p>Policy B1 Employment and business land</p> <p>This policy seeks to approve, subject to other policies, new employment uses on land allocated/identified for business uses subject to exceptions. We will approve new employment uses, subject to other policies, on land allocated or identified on the proposals maps, or most recently used for this purpose. The policy ensures allocated employment sites are developed for suitable employment purposes and also to protect these sites from non-employment development; existing employment use is retained and protected.</p> <p>Supplementary guidance has now been incorporated into the plan policy.</p>
Alternative Option on Employment Land	<p>Maintain LDP 2012 policy leaving in reference to Simplified Planning Zones. Also maintaining the LDP 2012 policy as it currently stands which lacks clarity with regards to the policy applying to both BUS allocations and E (OP) allocations but not to strategic reserve land.</p>
Preferred Option on Town centres and office development	<p>Policy B2 Town centres and office development</p> <p>Retail and other high footfall generating uses, including office developments, will only be permitted in designated town centres unless a sequential assessment (and in the case of retail proposals a retail impact assessment) demonstrates an alternative site is appropriate.</p> <p>New office development will be approved subject to other policies if located on land allocated for employment use; meets sustainable travel objectives; in the case of Use Class 2, the proposal meets the sequential approach to site selection under the terms of the policy relating to retail uses, where they will be considered as though they were shops; or in the case of offices that fall within Classes 4, the proposal meets the sequential approach to site selection under the terms of policy relating to retail uses. No account of available public car parking will be taken in assessing compliance with parking standards for these uses.</p> <p>This policy endorses the “town centres first” approach. This includes shops, leisure and recreation uses, health centres and offices (Uses 1, 2, 3, 7, 10 and 11) and promotes a <i>sequential approach</i> to site selection.</p>

Alternative Option on Town centres and office development	Maintain 2012 LDP policy without introducing a sequential approach for Class 4 office uses to support town centres.
Preferred Option on Tourist facilities	<p>Policy B3 Tourist Facilities</p> <p>This policy welcomes development of new tourist facilities and refuses applications for conversion of existing tourist facilities to alternative uses. It supports shops which will act as a new or support an existing tourist destination, and which will make a contribution to the development of the area with no significant adverse effect on the vitality or viability of existing town centres subject.</p> <p>This policy supports new tourist facilities subject to other policies if they fit within the settlement boundary and deliver economic and social benefits. Proposals must respect the character and amenity of the surrounding area and potential cumulative impact should be assessed. We will refuse any proposal to convert existing tourist accommodation (with the exception of reinstatement to a dwelling house from one used for “bed and breakfast”) to other uses, unless satisfactory evidence is provided showing that it has been actively marketed for sale and that the current business is no longer viable.</p> <p>This policy seeks to approve retail development in the countryside, subject to other policies, if it is designed alongside or is ancillary to a new or existing tourist or visitor attraction or is the expansion of and existing retail use in the countryside. The applicant must demonstrate they have considered the use of derelict buildings and brownfield land and there will be no adverse impact on the vitality or viability of existing centres as a result of the development.</p>
Alternative Option on Tourism facilities	Maintain LDP 2012 policy which includes a restriction to require an accessible location for rural tourist facilities and does not provide clarity with regard to the difference between a tourist attraction and tourist accommodation and the implications of this this for cumulative impacts.
Preferred Option on Special development areas	<p>Policy B4 Special development areas</p> <p>It enables business development within the regeneration area by allowing cofounding through modest housing developments (see also supplementary guidance Regeneration Priority Area). Promotes development in the Energetica area to adhere to a design and sustainability vision under SG “Energetica Placemaking”.</p>
Preferred Option on Special development areas	<p>Supplementary Guidance Regeneration Priority Area</p> <p>Includes series of maps detailing boundary of the Regeneration Priority Area.</p>
Preferred Option on Special development areas	<p>Supplementary Guidance Energetica Placemaking</p> <p>Approves development, which demonstrates the highest levels of economic, social and environmental sustainability; energy performance future-proofing; careful layout siting and design; and where open space is used to promote active lifestyles and there is provision of high quality landscaping.</p>
Alternative Option on Special development areas	Maintain 2012 LDP without introducing links to supplementary guidance on Energetica Placemaking and keep the Regeneration Priority Area in a separate policy under Enabling Development.

SHAPING DEVELOPMENT IN THE COUNTRYSIDE	
Preferred Option on Special rural areas	<p>Policy R1 Special rural areas</p> <p>Housing and business development opportunities will be significantly restricted in the green belt and coastal zone to reflect the special nature of these areas. The policy allows very minimal and essential development within the greenbelt and coastal zone and outwith the greenbelt and coastal zone in the rural housing market. These allowances are subject to protective policies on the environment. However, the policy allows development under certain circumstances when the social and economic benefits outweigh any adverse environmental impacts. It must also be demonstrated that any development will not contribute to the coalescence of coastal developments; respect the character and amenity of the surrounding area; not be at risk of flooding and associated processes; will have no impact on water quality and will not significantly adversely impact on natural coastal processes and habitats.</p>
Preferred Option n on Special rural areas	<p>Supplementary Guidance The Coastal Zone</p> <p>Map based SG providing boundary information for the Coastal Zone.</p>
Alternative Option on Special rural areas	<p>Maintain existing LDP 2012 policy which does not emphasise policy content relating to the Coastal Zone as the principal means for considering development in the coastal zone. And do not amend guidance relating to the Greenbelt to allow replacement of existing non-vernacular dwellings which could contribute to the improvement of the green belts character and setting/place. Do not review coastal zone boundaries.</p>
Preferred Option on Housing and business development elsewhere in the countryside	<p>Policy R2 Housing and business development elsewhere in the countryside</p> <p>Development proposals in the countryside outwith the Aberdeen City greenbelt and coastal zone will be restricted to small scale development that would be permissible under the greenbelt policy; if it is for the refurbishment or replacement of an existing house or disused building, or it is on a site which has previously been developed and is now redundant; if it is for development that contributes to the organic growth of an identified settlement; or if it is for a single dwelling house associated with the retirement succession of a viable farm holding. In addition, proposals in the 'intermediate' areas of the Rural Housing Market Area will also be permissible if they are small scale employment proposals, or are an appropriate addition to an existing cluster or group.</p>
Alternative Option on Housing and business development elsewhere in the countryside	<p>Maintain LDP 2012 development in the countryside policy without implementing minor amendments to remove ambiguity regarding how the policy should be interpreted and applied.</p> <p>The renewable energy policies would not be included within a more appropriate section of the Plan, specifically related to climate change.</p>
Preferred Option on Minerals and Hill tracks	<p>Policy R3 Minerals and hill tracks</p> <p>Minerals development will generally be permitted subject to mitigation of transportation impacts, cumulative impacts, buffer distances, restoration arrangements and other relevant issues. This policy seeks to approve mineral development, subject to other policies, and various criteria relating to relevant</p>

	<p>environmental assessment; transport assessment, appropriate buffers the market area's mineral landbank; reuse of secondary material and detail of phasing.</p> <p>Development involving hill tracks will only be permitted if it can be satisfactorily integrated into the landscape and respects existing and historic pathways. This policy seeks to approve development involving vehicle hill tracks, subject to other policies, if the hill track it minimises environmental impacts, such as soil erosion, on the environment including habitats and water bodies; and a satisfactory maintenance programme has been agreed with the Planning Authority.</p>
Alternative Option on Minerals and Hill tracks	Maintain LDP 2012 rural development policy which did not include detailed guidance on hill tracks seeking to minimise potential impacts of their development.
HOMES & HOUSING	
Preferred Option on Housing Land	<p>Policy H1 Housing Land</p> <p>We will support the development of housing on sites allocated for that purpose within the Local Development Plan and as detailed in the settlement statements published as supplementary guidance. Other types of development will not be permitted on designated housing land unless it is ancillary to the housing use and still enables the site to be developed to approximately the housing numbers indicated in the settlement statements. Housing will not normally be permitted on sites allocated for other uses. The policy sets out the exceptional circumstances when it may be appropriate to exceed this ceiling figure.</p> <p>The aim of this policy is to ensure that land, which is allocated for housing in the Local Development Plan to meet the Strategic Development Plan's housing requirement to 2026, is developed for housing and safeguarded from any other uses.</p>
Alternative Option on Housing Land	Maintain LDP 2012 policy and not update the policy to reflect the updated housing allowances for the period 2017-2021.
Preferred Option on affordable housing	<p>Policy H2 Affordable Housing</p> <p>All new housing developments of 4 or more houses must include 25% affordable housing according to the definitions in the current Housing Needs and Demands Assessment. Only in exceptional circumstances will a lower figure be accepted. These circumstances, and the forms that the affordable housing contribution could take, are set out in supplementary guidance SG Housing 2 "Affordable Housing".</p>
Preferred Option on affordable housing	<p>Supplementary Guidance: Affordable housing</p> <p>Affordable housing is defined in SPP as "housing of a reasonable quality that is affordable to people on modest incomes". The SDP (2014) states that providing affordable housing is critical to delivering sustainable mixed communities and notes that the level of affordable housing need (identified in the Housing Need and Demand Assessment) equates to some 38% of new homes. The Local Development Plan's current Housing Need and Demand Assessment, the Local Housing Strategy and its Affordable Housing Strategic</p>

	Outcome Statement inform and address the appropriate level and type of affordable housing required to help meet affordable housing need in Aberdeenshire.
Alternative Option on affordable housing	Maintain existing LDP 2012 policy on affordable housing which lacks certainty and fails to achieve the identified outcomes regarding meeting all forms of housing need. Does not include additional guidance on how to calculate commuted sum if on site provision cannot be provided.
Preferred Option on Special needs housing	<p>Policy H3 Special needs housing</p> <p>Where there is a demonstrable need, we will generally support proposals for special needs housing groups on sites within settlements that are appropriate for such a use. The circumstances in which this general support applies are set out in the policy.</p> <p>This policy seeks to approve development for particular needs such as housing for the elderly or persons with special needs, subject to other policies, if there is identified need, the site is within a settlement (or in exceptional cases outwith a settlement), the development is compatible with neighbouring uses, suitable access to local services and public transport is available and the site's topography and access is suitable for those with disabilities.</p>
Alternative Option on Special needs housing	Maintain LDP 2012 policy and do not provide clarification within the supporting text that the 'special needs' appropriate to the application of this policy are associated with the need to overcome physical and social barriers within the environment.
Preferred Option on residential caravans	<p>Policy H4 Residential Caravans</p> <p>We will not generally support the erection of permanent residential caravans. The limited circumstances in which residential caravans may be permissible are set out in the policy.</p> <p>The aim of this policy is to protect the environment from the unnecessary and inappropriate siting of individual residential caravans and residential caravan sites, except in those circumstances where there may be an urgent need. Caravans are temporary structures, and often do not provide satisfactory living environments. Static caravans or mobile homes are often visually intrusive. It is preferable to have people living in permanent structures.</p>
Alternative Option on residential caravans	Maintain LDP 2012 policy which lacks clarity within the supporting text as to what would constitute economic need for a caravan.
Preferred Option on Gypsy / Travellers	<p>Policy H5 Gypsy / Travellers</p> <p>We will generally approve permanent or temporary halting sites for Gypsies/ Travellers on sites allocated in the plan. The policy details the criteria that must be met to allow such development to proceed.</p> <p>This policy promotes development proposals for Gypsies/Travellers sites on land identified specifically for that purpose within the plan. This ensures sites have been scrutinised within the development plan process and provides certainty to gypsies and travellers and settled communities.</p>
Alternative Option on Gypsy / Travellers	Maintain LDP 2012 policy which lacks clarity within the supporting text promoting the bringing forward of transit sites by the gypsy traveller community

	themselves and on the process of transit site provision.
PLACE MAKING	
Preferred Option on Layout, siting and design	<p>Policy P1 Layout siting and design</p> <p>We will support new development on sites we have allocated within the plan, where they conform with a previously agreed design statement for the site. We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation. Guidance on the need for and use of design statements is contained within the policy. Approval will only be given for development designs that are demonstrated to be: distinctive and create a sense of local identity; safe and pleasant; welcoming; adaptable to future needs; resource efficient; and well connected.</p> <p>This policy states that we will refuse applications for major developments or sites identified within the Plan as requiring a development framework or masterplan, unless design statement for the site has been submitted to the satisfaction of the Council. Future development must accord with the agreed design statement(s) and within the process of generating the design statement(s), adequate steps have been taken explicitly to consider the relationship of the development site with the existing village or town, and to engage the local community in a manner that is in proportion to the scale and type of development proposed.</p> <p>This policy states that we will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design.</p>
Alternative Option on Layout, siting and design	Maintain LDP 2012 policy on Layout, siting and design which does not provide adequate reinforcement for the requirement for compliance with approved masterplans/development frameworks and the requirement for masterplans/development frameworks for unallocated sites. Maintain LDP 2012 policy which lacks clarity and does not include a reference to biodiversity enhancement.
Preferred Option on Open space and access in new development	<p>Policy P2 Open space and access in new development</p> <p>All new housing developments are accompanied by adequate public open space, as required in the Aberdeenshire Parks and Open Spaces Strategy. At least 40% of each development site should be devoted to good quality open space. Existing and potential public access routes (including core paths) should be protected and that new developments must include appropriate opportunities for informal recreation, and promote walking or cycling as a means of sustainable transport.</p> <p>This policy seeks to approve development, subject to other policies, if adequate plans are submitted detailing new and enhanced access opportunities; if the development is likely to impact upon a Core Path, alternative access is provided; and an adequate maintenance programme is agreed with the Council prior to the construction of a new path or public access point to water.</p>

Alternative Option on Open space and access in new development	Maintain existing LDP 2012 policy which required more open space provision for flatted development than the new proposed policy and do not move the safeguarding element of the policy, which protects open space from further development into a new supplementary guidance statement.
Preferred Option on Infill and householder developments within settlements (including home and work proposals)	<p>Policy P3 Infill and householder developments within settlements (including home and work proposals)</p> <p>We will support householder and infill developments, provided they meet the detailed criteria within this policy.</p> <p>We will approve a house extension, or an ancillary development for domestic use of an existing house such as a garage or boundary treatment, subject to other policies, if it respects the character of the surrounding area and the design and scale of the existing house and it does not significantly reduce the amenity of neighbouring residents.</p> <p>We will approve development on sites within a settlement boundary in the settlement maps which have no specific land use allocation, subject to other policies, if the development respects the scale, density and character of its surroundings, and will not erode the character or amenity of the surrounding area and the development will not interfere significantly with the existing or proposed use of neighbouring sites, or with the accessibility of future potential development areas.</p>
Alternative Option on Infill and householder developments within settlements (including home and work proposals)	Maintain LDP 2012 policy on extensions which lacked clarity that the policy applies to all other ancillary development and retain current Infill policy which includes no clarification that it also applies to 'change of use'.
Preferred Option on Hazardous developments and contaminated land	<p>Policy P4 Hazardous developments and contaminated land</p> <p>We will refuse development, if there is a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment. This includes developments advised by the Health and Safety Executive to be in close proximity to hazardous facilities. Development will not be allowed on contaminated land without appropriate remediation, as detailed in the policy.</p> <p>We will refuse development, if there is either a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment; or the proposed site is in close proximity to existing hazardous development facilities or infrastructure that could cause significant pollution or present an unacceptable hazard to the public.</p> <p>We will approve development on land that is contaminated, or suspected of contamination, subject to other policies, if the necessary site investigations and assessments are undertaken to identify any actual or possible significant risk to public health or safety or to the environment, including possible significant pollution of the water environment, that arise from the proposals and effective</p>

	remedial action can be taken to ensure the site is made suitable for the new use, in scale with the nature of the proposal.
Alternative Option on Hazardous developments and contaminated land	Retain existing LDP 2012 policy which does not adopt the precautionary approach with regard to hazardous developments and do not provide clarity on what constitutes pollution of the water environment, to reference 'special sites', and to highlight the need for resubmission of a bid to the LDP if remediation costs are unexpectedly high.
Preferred Option on community facilities	<p>Policy D5 Community Facilities</p> <p>We will support, where appropriate, the provision of new public and private services, facilities or infrastructure which help to support and enhance a community.</p> <p>This policy seeks to approve new community facilities, comprising indoor or outdoor infrastructure, subject to other policies, where they are available to all community residents and in accessible locations within settlements. Where existing community facilities within settlements have become surplus to requirements, we will approve their re-use or redevelopment, subject to them being consistent with the terms of other policies contained within the Local Development Plan.</p>
Alternative option on community facilities	No change from LDP 2012 other than the incorporation of all information included within supplementary guidance in to the policy. Alternative would be to revert back to ALP 2006 policy.
NATURAL ENVIRONMENT	
Preferred Option on Natural Heritage	<p>Policy E1 Natural Heritage</p> <p>We will protect and improve designated nature conservation sites and the wider biodiversity and geodiversity of the area, and will not permit development which may have an adverse effect on a nature conservation site, or does not realise opportunities to maintain or improve biodiversity on site.</p> <p>This policy seeks to prevent development which will have an adverse effect on a nature conservation site unless it is proven that an adequate assessment has been undertaken and the integrity of the site will not be compromised in the case of internationally designated sites. Any impacts on national and local designation require to be justified and should be suitably mitigated.</p> <p>This policy gives strong protection to habitats and geological features, which do not have any statutory protection, in order to fulfil the Council's biodiversity duty as required under the <i>Nature Conservation (Scotland) Act 2004</i>.</p> <p>This policy gives strong protection to species of nature conservation interest, in order to fulfil the Council's biodiversity duty as required under the <i>Nature Conservation (Scotland) Act 2004</i>. Species provide a valuable indicator of sustainability, and it is very important that every opportunity is taken to protect, enhance and retain the quality of the wider environment.</p>
Preferred Option on Natural Heritage	<p>Supplementary Guidance on Local Nature Conservation Sites</p> <p>This SG details all designated Local Nature Conservation Sites including a map indicating location and boundary of each site and a short description of its feature(s) of interest.</p>

Preferred Option on Natural Heritage	<p>Policy P1: Layout, siting and design of new development</p> <p>Policy P1 Layout, siting and design states that we will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design.</p>
Alternative Option on Natural Heritage	<p>Maintain existing LDP 2012 natural environment policies which do not reference 'Green Networks' or such detailed guidance on protected species. Do not introduce new regime of Local Nature Conservation Sites.</p>
Preferred Option on Landscape	<p>Policy E2 Landscape</p> <p>We will refuse developments that cause unacceptable landscape impacts or otherwise significantly erodes the characteristics of landscapes as defined in the Landscape Character Assessments produced by Scottish Natural Heritage or have been identified as landscapes of local importance . Further guidance on the application of this policy will be provided by supplementary guidance Special Landscape Areas.</p> <p>We will approve development, subject to other policies, where its scale, location and design are appropriate to the landscape character of the area, and the proposal will not have an adverse impact on: the key natural landscape character elements or historic features of the landscape character; the overall composition or quality of the landscape character, particularly if the landscape is currently perceived as largely unspoiled; or any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character.</p>
Preferred Option on Landscape	<p>Supplementary Guidance Special Landscape Areas</p> <p>To be published and assessed at a later date.</p>
Alternative Option on Landscape	<p>The alternative would be to continue to use the existing landscape policies which include supplementary guidance relating to Valued Views. A review of SG Landscape 2 Valued Views found it to be not fit for purpose.</p>
THE HISTORIC ENVIRONMENT	
Preferred Option on Protection of historic buildings, sites, and monuments	<p>Policy HE1 Protection of historic buildings, sites, and monuments</p> <p>We will not generally allow development that would have a detrimental effect on the character, integrity or setting of buildings on the list of Special Historic Interest for Aberdeenshire, scheduled monuments or other archaeological sites subject to the detailed criteria contained within this policy. In all cases we will encourage their protection, enhancement active use and conservation.</p> <p><i>Listed Buildings</i></p> <p>This policy seeks to protect all “listed buildings” contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire and we will encourage their protection, maintenance, enhancement, active use and conservation. We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.</p> <p><i>Archaeological sites and monuments</i></p> <p>This policy seeks to only approve development that would have an adverse</p>

	<p>effect on a scheduled monument or on any other archaeological site of either national or local importance, or on their setting, subject to other policies, if there are imperative reasons of overriding public interest; there is no alternative site for the development; and where there is doubt, the applicant has provided further information on the nature and location of the archaeological feature(s) involved, prior to determination of the planning application.</p>
Alternative Option on Protection of historic buildings, sites, and monuments	Maintain existing LDP 2012 policy which lacks some clarity.
Preferred Option on Protection of historic and cultural areas	<p>Policy HE2 Protection of historic and cultural areas</p> <p>We will not generally allow development that would have a detrimental effect on a designated conservation area, historic garden, designed landscape or designated battlefield. The policy contains detailed criteria that will be used to determine whether development would be permitted.</p> <p>We will refuse planning permission and/or conservation area consent for any development, including change of use or demolition, which would have a detrimental effect on the special character or setting of a conservation area. We will only improve new development wholly or partly within a conservation area, subject to other policies, if all details are provided under cover of an application for full planning permission and the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that give rise to the designation and any trees that contribute to the conservation areas setting and character are retained.</p> <p>We will only approve development that would have an adverse effect on the character, structure or setting of a designated historic garden or designed landscape, subject to other policies, if the objective of designation and the overall integrity and character of the designated area will not be compromised or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by long term strategic social or economic benefits of over-riding public importance, for which no alternative site is available. In either case, mitigation and appropriate measure must be taken.</p> <p>This policy seeks to protect battlefields against any development that would have an adverse effect on their character or setting unless the overall integrity and character of the battlefield area will not be compromised or any significant adverse effects on the setting and qualities of the battlefield are clearly outweighed by social, economic and strategic benefits of national importance. In either case mitigation and appropriate measures must be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the battlefield.</p>
Alternative Option on Protection of historic and cultural areas	Maintain existing LDP 2012 policy and do not update policy content to include greater reference to high quality design within conservation areas. Do not revise policy content on historic gardens to reflect up-to-date national guidance. Do not include additional content on battlefields.

<p>Preferred Option on Enabling reuse of listed buildings at risk</p>	<p>Policy H3 Helping to reuse listed buildings at risk</p> <p>We will approve modest development on unallocated sites to cross-fund works designed to secure the long-term retention and reuse of a listed building that is at risk.</p> <p>The aim of the policy is to allow appropriate enabling development to facilitate the restoration and reuse of listed buildings in limited circumstances. The policy provides measures for the planning authority to assess the merits, plausibility and detail of such applications.</p>
<p>Alternative Option on Helping to reuse listed buildings at risk</p>	<p>Retain existing content of LDP 2012 on Enabling development instead of dividing up the two aspects of the policy into the more relevant sections of the plan – business and historic environment.</p>
<p>PROTECTING RESOURCES</p>	
<p>Preferred Option on Protecting important resources</p>	<p>Policy PR1 Protecting important resources</p> <p>We will not approve developments that sterilise, degrade or otherwise make unavailable key strategic environmental resources associated with the water environment, important mineral deposits, prime agricultural land, identified open space, and important trees and woodlands. Detailed criteria to be applied to all development proposals as appropriate are contained within the policy.</p> <p>The aims of this policy are to support the implementation of the European Commission’s Water Framework Directive; to contribute to the Scotland District River Basin Plan; to promote the enhancement of the water environment and the creation of good quality riparian habitat; and to provide protection to Aberdeenshire’s aquatic environment from new development that could result in unacceptable ecological impacts. The Directive requires the sustainable management of Scotland’s water resource, taking into account all the impacts that cause harm to the aquatic environment, including physical engineering projects, effluent discharge and abstraction of water. Water bodies can include rivers, ponds, wetlands, standing, tidal or coastal waters, and ground water.</p> <p>This policy seeks to only approve development that would cause the permanent loss of prime agricultural land, subject to other policies, it has been allocated in the development plan or the applicant has demonstrated that the social or economic benefit clearly outweighs the agricultural value of the site and there is no suitable alternative site for the development.</p> <p>The policy aims to ensure that valuable areas of open space in settlements, as identified in the Open Space Audit are not lost to development. This includes a presumption against development of any playing fields or sports pitches. Major areas of open space are specifically identified as protected within each settlement statement in this plan. However, for the avoidance of doubt, this policy applies to all areas of public open space, whether specifically identified or not.</p> <p>Another aim of this policy is to protect and conserve the woodland, trees and hedgerow resource in Aberdeenshire as these resources have significant value. The policy also supports woodland expansion and/or enhancement in</p>

	<p>line with the Scottish Forestry Strategy.</p> <p>Finally, the policy contains detailed guidance on important mineral sites where alternative development types should not generally be allowed and wider areas of search where mineral reserves should not be sterilised by inappropriate developments.</p>
Preferred Option on Protecting important resources	<p>Supplementary Guidance Forest and Woodland Strategy To be published and assessed at a later date.</p>
Preferred Option on Protecting important resources	<p>Supplementary Guidance Areas safeguarded or identified as areas of search for minerals development Map based supplementary guidance detailing safeguarded areas and areas of search for minerals development.</p>
Alternative Option on Protecting important resources	Maintain LDP 2012 policy and SG and do not amend policies to improve clarity or include additional guidance on retention of public open space.
Preferred Option on Protecting important development sites	<p>Policy PR2 Protecting important development sites We will safeguard and not allow alternative development on sites that may reasonably be required in the future for: the delivery of transportation improvements; energy generation and transmission; waste management facilities; education facilities; and other community infrastructure as strategic resources, including the sites to support the “national developments” identified in National Planning Framework. Where these are known they are identified in the relevant settlement statements.</p> <p>This policy states that the Council will not approve any development that would have a significant adverse effect on any safeguarded site that has been identified on a settlement statement for a transport infrastructure project or that has been identified in the local or regional transport strategy or in the Strategic Transport Projects Review; any routes that are recognised in the core paths plan network; any routes of closed railways, including their abutments, embankments and cuttings; the present or possible future operations or safety of existing airports or airfield; or operational areas of ports and harbours.</p>
Alternative Option on Protecting important development sites	Maintain existing LDP 2012 policy which does include reference to an additional criterion ‘operational areas of ports and harbours’ in the policy.
Preferred Option on Waste facilities	<p>Policy PR3 Waste facilities Where it practicable and appropriate waste management facilities will be approved on land currently used as a waste management or treatment facility, business land, or sites reserved in the settlement statements for this use. All of these are “Areas of search” for waste management facilities” and their development will be subject to the detailed requirements included within the policy.</p> <p>The purpose of this policy is to ensure that waste management facilities are directed to appropriate locations and governed by controls that protect public</p>

	safety and amenity in order to meet the requirements of European Directives and the National Waste Management Plan.
Alternative Option on Waste facilities	Retain existing LDP 2012 policy and SG and do not amend policy to align more closely with the waste hierarchy and the proximity principles or clarify 'need' for waste management facilities.
CLIMATE CHANGE	
Preferred Option on Using resources in buildings	<p>Policy C1 Using resources in buildings</p> <p>Building designs to achieve carbon reduction beyond 2017 building regulations. Sustainability labelling standard will increase from gold standard to platinum standard after 2019. CO2 emissions reduction target from 20% to 25% to be achieved by 2019 through low to zero carbon generating technologies.</p> <p>This policy sets requirements for the minimum reduction of carbon dioxide emissions in new developments beyond the 2007 building regulations' carbon dioxide emissions standard. This will involve the use of location, siting, design, orientation, materials and insulation to create an energy efficient building. New developments must also meet the requirements of Section 72 of the Climate Change (Scotland) Act 2009, and install low and zero-carbon generating technologies from renewable resources (e.g. wind, solar or district heating schemes).</p> <p>This policy seeks that all new development will achieve a 'Gold' sustainability label for water efficiency in domestic buildings and BREEAM level 4 in non-domestic buildings unless the development is the alteration/extension of an existing building, the development is of a stand-alone ancillary building of less than 50SQM or is a building with a life of less than 2 years.</p>
Alternative Option on Using resources in buildings	Retain existing LDP 2012 policy which does not include a separate policy group on climate change and do not update policy content on carbon neutrality in new developments to align with the recently approved Aberdeen City and Shire Strategic Development Plan (2014), Aberdeen City Council's Local Development Plan policy and the relevant Building Standards.
Preferred Option on Renewable Energy	<p>Policy C2 Renewable Energy</p> <p>Supports appropriately sited and designed solar, wind, biomass and hydro-electricity developments. Biomass is considered as suitable for industrial processes.</p> <p>This policy seeks to approve, subject to other policies, wind farms and medium to large turbines following appropriate consideration of the Spatial Framework for wind turbines; public health and safety; the safety of UK aerodromes, local airfields and airspace; the safety and effectiveness of defence assets; potential effects on telecommunications equipment; detrimental impact on the safeguarding zones airports, airfields, aircraft flight paths or MOD lowflying areas; potential effects on the amenity of dwelling houses and tourism and recreational interests. The policy also requires that cumulative impacts with other turbine developments are considered and that development layout, siting</p>

	<p>and design accords with guidance prepared by SNH.</p> <p>In relation to solar renewable energy projects, the policy seeks to subject the approval of solar panel arrays (over 50kW) to cumulative effects assessment, protection against glint and glare, airport and defence requirements, site security and use of perimeter fencing and restoration bonds.</p> <p>In relation to hydro-electric schemes, these will be approved if it is demonstrated there will be no adverse impact on the water environment, or for larger schemes any deterioration is justifiable against wider social and economic factors, or impacts on other users of the water environment. Suitable mitigation should be implemented and guidance prepared by SEPA adhered to.</p> <p>Finally, the policy requires that, subject to other policies, other renewable energy developments (other than those outlined above) meet certain criteria including that any new facilities are related to the source of the primary renewable resource, public health, safety and amenity will not be compromised and that negative development impacts on neighbouring properties are suitably mitigated. Any consents will be subject to appropriate conditions, bonds, or other legal agreements where necessary.</p>
Alternative Option on Renewable Energy	The alternative would be to only include policy on Wind energy and “Other renewables” as in the LDP 2012.
Preferred Option on Carbon sinks and stores	<p>Policy C3 Carbon sinks and stores</p> <p>This is a new policy to resolve issues associated with protection of carbon rich soils and retention of woodlands, as well as promoting and supporting woodland planting and carbon capture projects.</p> <p>The policy seeks to protect carbon sinks and stores such as woodland, carbon-rich soils; supports carbon capture and sequestration; and ensure that removed woodland through development is suitably replaced.</p> <p>The policy also seeks to ensure that where peatlands are disturbed that the carbon dioxide released is compensated for by savings made elsewhere, and that when forests are logged they are replaced to maintain the carbon store.</p>
Alternative Option on Carbon sinks and stores	The alternative would be to not include a standalone policy relating to carbon sinks and stores.
Preferred Option on Flooding	<p>Policy C4 Flooding</p> <p>Land at risk from 1 in 400-year of flooding or below 5m contour above ordnance survey datum will not normally be approved.</p> <p>The aims of this policy are to avoid developments likely to increase the risk of flooding which will be at risk from fluvial, pluvial or coastal flooding, landslips or erosion, and to promote sustainable flood management.</p>
Alternative Option on Flooding	The alternative would be to retain the policy as it is in the LDP 2012 whereby the policy thresholds for “low to medium” and “medium to high” risk areas refer to 0.1 to 0.5% (1:1000 – 1:200) and greater than 0.5% (1:200) respectively.

Alternative 1	The alternative is no specific policy group on climate change. This would mean that the focus and emphasis on climate change mitigation and adaptation would be less than the preferred option.
Alternative 2	A further alternative would be to expand the terms of this policy to include a much wider range of issues associated with climate change, i.e. restoring the water environment, sustainable design, sustainable travel and carbon storage.
Alternative 3	A separate supplementary guidance on heat as part of the Climate Change policy. It may also be an option to make connection to heat networks, or the installation of new heat networks, mandatory in new developments where considered viable.
DEVELOPER OBLIGATIONS	
Preferred Option on Provision of suitable services	<p>Policy RD1 Providing suitable services</p> <p>We will only allow development that provides adequate road, waste management, water and/ or waste water facilities, connections and treatment as appropriate.</p> <p>The aim of this policy is to ensure that all new development can be satisfactorily accessed by a variety of modes of transport, in a safe, convenient, and resource efficient manner. Any new roads and paths have the potential to form part of a well-connected network serving both existing and future developments within each settlement.</p> <p>In terms of water and waste water infrastructure, this policy seeks to approve development, subject to other policies, if it is serviced or mains water supply; and for waste water disposal, it is in an area serviced by existing or committed future public waste water infrastructure and where this is not the case private drainage infrastructure can be achieved without adverse impact. The applicant must also ensure drainage is dealt with in a sustainable manner through the use of SUDS.</p> <p>In terms of waste management requirements, the policy seeks to approve development, subject to other policies, if a site Waste Management Plan is agreed with the Council and adequate space has been provided within the development to provide for effective separation, storage and collection of waste.</p>
Alternative Option on Provision of suitable services	Retain existing LDP 2012 policy which includes inconsistencies, lacks clarity and does not take into account up to date technical advice.
Preferred Option on Developers' Obligations	<p>Policy RD2 Developers' Obligations</p> <p>We will support development, if the developer makes a reasonable contribution, in cash or in kind, to public services, facilities and infrastructure and the mitigation of negative effects on the environment, that fairly and reasonable relates in scale and kind to the proposed development, and is necessary to make the proposed development acceptable in planning terms. The Council will ask for contributions for both local and regional items from applicants. Any obligations sought should be consistent with the scale and nature of the development and are based on the requirements set out in the</p>

	action programme.
Preferred Option on Developers' Obligations	<p>Supplementary Guidance Developer Obligations: Methods for the calculation</p> <p>The aim of this policy is to set out the methodology employed in calculating the level of Developer Obligations which may be required as a result of new development.</p> <p>In order to provide transparency, standardised charges and formulae form the framework for calculations dependent on site specific requirements. Policy RD1 and RD2 and the Settlement Statements set out the key requirements for facilities and likely infrastructure which development is required to contribute to proportionally.</p> <p>Any Developer Obligations sought must be linked to the specific development and meet the tests set out on Circular 3/2012.</p>
Alternative Option on Developers' Obligations	Adopt 2012 LDP Policy that fails to address access for small and individual sites, fails to address drainage and development impact and fails to make reference to zero waste plan.

3.7 Site Allocations

The proposed LDP allocations are sufficient to meet the requirements of the current Strategic Development Plan.

Unless there is a significant change to the allocations set out in the proposed LDP during examination no significant new allocations will be required.

Table 3.4 Opportunity Sites and Alternatives

Description	
Preferred Sites	Existing LDP (2012) allocations will be carried forward into the Proposed LDP. Where appropriate new sites have been identified and assessed (Detailed assessments in Appendix 1.2- Appendix 1.7).
Alternative Sites	These are new development bids received in 2013. They are not preferred because they are not required to meet the Strategic Development Plan and Proposed LDP allocation requirements.

4. Plan, Programme or Strategy Context

4.1 Relationship with other PPS and environmental objectives

The Environmental Assessment (Scotland) Act 2005 requires that the Environmental Report includes an outline of the relationships with other relevant Plans, Programmes and Strategies and how environmental protection objectives have been taken into account in the preparation of the Local Development Plan 2016. This section covers these issues and describes the policy context within which the Local Development Plan operates, and the constraints and targets that this context imposes. The other PPS thought to have an influence on, or be influenced by the LDP, are identified in Table 4.1.

Table 4.1: Other relevant PPS & environmental protective objectives of the LDP

International Level
Nature Conservation
– The Habitats Directive 92/43/EEC
– The Birds Directive 2009/147/EC
– Convention on Wetlands of International Importance 1971 (Ramsar)
– Nature Conservation - the Ramsar Convention
– EU Biodiversity Strategy 2020
Water
– Water Framework Directive 2000/60/EC
– Nitrate Directive 91/43/EC
Waste
– The Landfill Directive 99/31/EC
– The Waste Framework Directive 2008/98/EC
– Taking Sustainable Use of Resources Forward: A Thematic Strategy on the Prevention and Recycling of Waste (2005)
Climate Change
– UN Framework Convention on Climate Change
– The Second European Climate Change Programme (currently in preparation)
Landscape
– European Landscape Convention 2000
National
Overarching Planning Policy
– The Planning (Scotland) Act 2006
– National Planning Framework for Scotland 3 (NPF3) (2014)
– National Planning Framework for Scotland 2 (NPF2) (2009)
– Scottish Planning Policy 2010
– Scottish Planning Policy 2014
Cross-Sectoral
– Scotland's National Transport Strategy (2006)
– Strategic Transport Projects Review (2009)
– The Government's Economic Strategy (2007)
– Choosing Our Future: Scotland's Sustainable Development Strategy (2005)
– Natural Resource Productivity (2009)
– Getting the best from our land: A land use strategy for Scotland 2011
– Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)

Air and Climate Change
– Scottish Climate Change Delivery Plan (2009)
– UK Air Quality Strategy (2007)
– SEPA Air Quality Report
– Towards a Low Carbon Economic Strategy for Scotland (2010)
– Changing Our Ways- Scotland’s Climate Change Programme (2006)
– Tomorrow’s Climate, Today’s Challenge: UK Climate Change Programme (2006)
– Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies.
Heritage, Design and Regeneration
– The Scottish Historic Environment Policy (SHEP 2011)
– The Planning (Listed Buildings and Conservation Areas) Act 1997
– Designing Places: A Policy Statement for Scotland (2001)
– Designing Streets: A Policy Statement for Scotland (2010)
– People and Place: A Policy Statement for Scotland (2006)
– Green Infrastructure: Design and Placemaking (2011)
Soil and Landscape
– The Scottish Soil Framework (2009)
– Scottish Landscape Forum: Scotland’s Living Landscape (2007)
– Scotland’s Living Landscapes: Places for People (2007)
Material Assets
– Firm Foundations – The Future of Housing in Scotland – A Discussion Document (2007)
– Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005)
Homes, Population and Health
– Homes Fit for the 21 st Century: The Scottish Government’s Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011)
– All Our Futures: Planning for a Scotland with an Ageing Population (2007)
– Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland’s Sport Strategy)
– Let’s Make Scotland More Active: A Strategy for Physical Activity (2003)
– Equality Act 2010
– Disability Discrimination Acts 1995 and 2005
– SEPA Report: Incineration of Waste and Reported Human Health Effects
– Scottish Executive Reaching Higher – Building on the Success of Sport 21 (2007)
– ‘Making the Links: greenspace for a more successful and sustainable Scotland’ (2009)
– Land Reform (Scotland) Act 2003
– Scottish Outdoor Access Code
Natural Conservation and Biodiversity
– Wildlife and Countryside Act 1981 (as amended)
– The Nature Conservation (Scotland) Act 2004
– Scotland’s Biodiversity Strategy- It’s in your hands (2004)
– The Conservation (Natural Habitats etc.) Regulations 1994 (as amended)
– The Conservation (Natural Habitats) Amendment (Scotland) Regulations 2007
– Protection of Badgers Act 1992 (as amended)
– Wildlife and Natural Environment (Scotland) Act 2011
– 2020 Challenge for Scotland’s Biodiversity: A Strategy for the Conservation and Enhancement of Biodiversity in Scotland (2013)
– Making the Links: Greenspace for a more successful and sustainable Scotland (2009)
– State of Scotland’s Green Space 2009
– UK Biodiversity Action Plan 1994
– Scottish Government’s Policy on Control of Woodland Removal

– Scottish Forestry Strategy 2006
– Protection of Badgers Act 1992 as amended
Water
– Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)
– Water Environment and Water Services (Scotland) Act 2003
– Flood Risk Management (Scotland) Act 2009
– River Basin Management Plan for Scotland (2009)
– Scottish Water Strategic Asset and Capacity Development Plan (2009)
– SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (SEPA)
– Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008)
– Our Seas – a shared resource. High Level Marine Objectives (2009)
– Marine (Scotland) Act 2010
– SEPA Indicative Flood Map 2006
– SEPA New Indicative Flood Maps 2014
– Improving the Quality of the Scotland’s Water Environment
Waste
– Scotland’s Zero Waste Plan (2010)
– SEPA Guidelines for Thermal Treatment of Municipal Waste
Landscape
– Guidance on Local Landscape Designations (SNH, Historic Scotland, 2006)
Marine and Coastal
– UK Marine Policy Statement 2011
– Scottish Executive Marine and Coastal Strategy (2005)
– Marine (Scotland) Act 2010
– Our Seas- a Shared Resource. High Level Marine Objectives (2009)
– Cross- Sector Guidance
– PAN 60: Planning for Natural Heritage
– PAN 61: Planning and Sustainable Urban Drainage
– PAN 63: Waste Management Planning
– PAN 65: Planning and Open Space
– PAN 75: Transport and Planning
– PAN 76: New Residential Streets
– PAN 77: Designing Safer Places
– PAN 78: Inclusive Design
Regional
Overarching Planning Policy
– North East Area Management Plan
– Aberdeen City and Shire Strategic Development Plan
Cross- Sectoral
– Economic Growth Framework for North East Scotland
– The Economic Action Plan for Aberdeen City and Shire 2013-2018
– NESTRANS Regional Transport Strategy 2021 (2008)
– Revised Regional Transport Strategy 2021
Nature Conservation
– North East of Scotland Local Biodiversity Action Plan
– Forest and Woodland Strategy for Aberdeenshire and Aberdeen
– River Dee Catchment Management Plan (2007)
Local Level
Air & Climate
– Aberdeenshire Council Climate Change Action Plan 2011 - 2015

– Aberdeenshire Air Quality Reports 2011
Soil
– Aberdeenshire Council Contaminated Land Strategy 2011
Access, Open Space and Landscape
– Aberdeenshire Core Paths Plan 2013
– Aberdeenshire Council Parks and Public Open Spaces Strategy 2010
– Banff and Buchan Landscape Character Assessment Report (1997)
– South and Central Aberdeenshire LCA (1998)
Waste
– Aberdeenshire Council Integrated Sustainable Waste Management Strategy
Community Planning
– Community Plans (by Area)
Historic Environment
– Aberdeenshire Council Historic Environment Strategy
Housing
– Aberdeenshire Local Housing Strategy 2012-2017

From the analysis of the relevant plans, programmes and environmental protection objectives, the key points arising from this analysis are that the Local Development Plan should:

- Avoid adverse impacts from development on both statutory and non-statutory protected sites for natural heritage interests i.e. habitats, species, earth science interests and landscape interests
 - Internationally important Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) designated under the terms of the Conservation Regulations 1994
 - Nationally important Sites of Special Scientific Interest (SSSIs) notified under the terms of the Wildlife and Countryside Act 1981
 - Nationally important areas for landscape and visual amenity e.g. Designed Landscapes
 - Locally important wildlife sites e.g. Local Nature Reserves (LNRs) and Local Nature Conservation Sites (LNCS).
 - Geological Conservation Review (GCR) Sites
 - Ancient, long-established and semi-natural woodland recorded on the Ancient woodland inventory
 - Ramsar sites
 - National Nature Reserve (NNR)
 - Annex 1 habitats listed in the EU Habitats Directive
- Ensure compliance with statutory provisions for statutory protected species and with regional biodiversity plans e.g.
 - European Protected Species(e.g. otters and bats)
 - Schedule 8 species (plants)
 - Wildlife and Countryside Act schedule 1 species (e.g. golden eagle),
 - Wildlife and Countryside Act schedule 5 species (e.g. red squirrel and water vole),
 - the Protection of Badgers Act; and

- Species highlighted in the North East Scotland Biodiversity Action Plan (e.g. Aspen, Hover fly, and Wych Elm)
- Promote biodiversity, maintain and where appropriate restore and enhance natural habitats and habitat networks. Protect wildlife from disturbance, injury and intentional destruction;
- Ensure avoidance of spread of invasive non-native species.
- Maintain and support landscape character and local distinctiveness.
- Promote the provision of access links from development to adjacent access routes e.g. core path network, or existing footpaths.
- Promote the safeguarding of open space and its provision as part of new developments
- Promote sustainable use of water and mitigate the effects of floods and droughts;
- Support strategies that help to limit or reduce the emissions of greenhouse gases;
- Encourage increased use of renewable energy resources and more efficient use energy and water
- Support strategies that help to limit or reduce the emissions of pollutants;
- Promote good design, a safe environment, a clean environment and good quality services;
- Promote sustainable alternatives to the private motor car and reduce congestion traffic pollution through walking, cycling and the location of sports facilities;
- Promote economic growth, social inclusion, environmental improvement, health and safety; Promote the economy, support the community and the public service;
- Promote strategies that do not lead to the degradation degrade the coastal environment;
- Promote sustainable waste management; air quality, noise, and odour
- Protect the marine environment
- Set the framework for development consents for major sport facilities development;
- Ensure that water quality and good ecological status of Water Framework Directive are maintained.
- Improve and protect the water environment as through development there are significant opportunities to meet both these aims of the Water Framework Directive.
- Promote watercourses as valuable landscape features and wildlife habitats;
- Avoid adverse impacts from development on both statutory and non statutory protected sites for cultural heritage, e.g:
 - List of Buildings of Special Architectural or Historic Interest for Aberdeenshire
 - Conservation Areas
 - Historic gardens and designed landscapes
 - Scheduled Ancient monuments and other archaeological sites (including battlefields) of national or local importance.

4.2 Relevant aspects of the current state of the environment

The Environmental Assessment (Scotland) Act 2005 Schedule 3 requires that the Environmental Report includes a description of the relevant aspects of the current state of the

environment, the likely evolution thereof without implementation of the PPS, and “*the environmental characteristics of areas likely to be significantly affected*”. This section aims to describe the environmental context within which the PPS operates and the constraints and targets that this context imposes on the PPS. The detailed information of the baseline data in terms of indicators, comparators, trends, issues, constraints and data source is presented in Appendix 3.

4.3 Likely evolution of the environment without the LDP

It is important to clarify that this is a review of the current LDP, which was adopted in June 2012, and that without review the current LDP would remain. With this in mind the likely evolution of the environment without the LDP is likely to focus on anything that is likely to change between the current plan and the next plan. There are also other PPS listed in Table 4.1 under “Regional” and “Local”; for example the Aberdeen City and Shire Strategic Development Plan 2014, Local Transport Strategy, the Draft Local Housing Strategy and the Core Paths Plan, which will involve physical development which will have environmental consequences; both positive and negative. It is envisaged that future changes to the environment are inevitable due to natural processes, but also due to human interventions that are unconnected with the LDP. The existing environmental problems described in the previous section would likely persist in the absence of an LDP. Potential changes to the environmental baseline without the LDP are listed in Table 4.2 below.

Table 4.2: Potential Environmental Changes without the LDP

SEA Topic	Possible Changes without the Local Development Plan
Biodiversity, flora & fauna	The effects on biodiversity predicted due to the plan would not occur and adverse effects on biodiversity caused by other activities would remain. This includes the loss and fragmentation of habitats caused by unplanned development not promoted by the Strategic Development Plan and Local Development Plan. Other PPS may reduce the impact of environmental trends and issues e.g. open space strategy, local transport strategy.
Landscape	Impacts on landscape character resulting from the plan are not expected to be significantly changed as the major greenfield allocations have been made in the 2012 Local Development Plan. There would be a greater risk of unplanned sporadic development affecting landscape character without an up-to-date Local Development Plan. Those impacts associated with proposals within other plans and human activities would remain.
Cultural Heritage	The effects on the historic. Impacts resulting from the LDP are not expected to be significantly changed as the 2012 Local Development Plan has identified the major development opportunities and has set the principles for development. There may be opportunities to enhance the policies on design and cultural heritage that would be lost without reviewing the Local Development Plan.
Air Quality & Climatic Factors	The current 2012 Local Development Plan has identified major allocations to 2023 and there are not anticipated to be any major changes. Without the review these allocations would remain and there would be no change. However, the review provides the opportunity to revise policies and proposals to reduce the environmental impact

SEA Topic	Possible Changes without the Local Development Plan
	further, drawing on lessons learnt.
Water	<p>Adverse effects on water quality would remain in the absence of the strategy. There is the opportunity to further refine policies on water to minimise the environmental impact. Construction associated with other plans would still occur and agricultural run-off would continue to cause pollution of water bodies.</p> <p>Issues relating to the environmental impact of water abstraction would remain, as the current LDP has land allocations up to 2023.</p>
Population & Human Health	There is no change anticipated as a result of this Local Development Plan.
Soil & Material Assets	The current 2012 Local Development Plan has identified major greenfield allocations to 2023 and it is not anticipated that there will be any significant changes to these allocations. Without review, these allocations would remain and there would be no changes to the impacts on soil. Further opportunities for brownfield redevelopment will continue to be identified, which will provide opportunities to remediate contaminated land.

4.4 Characteristics of Areas likely to be significantly affected

The analysis of the baseline information (in Appendix 3) indicates that the Local Development Plan is likely to have more significant effects on certain areas than others. This is due to the sensitivity of those areas in terms of international, national and local designation. Although other areas may not be designated, the effects on those sites from the Plan could be cumulative. Appendices 3.12 – Appendix 3.31 contain sites which are most likely to be significantly affected.

4.5 Environmental Problems

Environmental problems that affect Aberdeenshire have initially been identified from previous Strategic Environmental Assessment Environmental Reports. The main problems relevant to this strategy are summarised below.

Table 4.3: Environmental Problems relevant to the LDP

Environmental Topic	Issues/Trends	Possible role of LDP
Biodiversity, flora & fauna	<p>Pressure on sites designated for their international or national importance for nature conservation. This might be directly, such as by loss of area, or indirectly such as by pollution.</p> <p>Pressure on local nature conservation sites. This might be directly, such as by loss of area, or indirectly such as by pollution.</p> <p>Pressure on protected species from new development through disturbance or loss of resting places and habitat.</p> <p>Cumulative loss of biodiversity in the wider countryside</p> <p>Loss of Biodiversity Action Plan species and habitats as a result of new development.</p> <p>Alteration in the management of green space as a result of new development.</p> <p>Introduction of alien species of animals or plants as a result of new development.</p> <p>Potential loss, fragmentation or inadequate supply of green networks, green linkages and wildlife corridors as a result of new development.</p> <p>Potential loss of green space to develop housing and employment areas.</p> <p>UK priority species and habitats are still declining and require rigorous protection and enhancement</p>	<p>The current Local Development Plan protects biodiversity by minimising adverse impacts from development on designated sites, protected species and the wider biodiversity, requiring enhancement of biodiversity and creation of greenspace for wildlife.</p> <ul style="list-style-type: none"> • Greater emphasis could be given to identifying, protecting and enhancing green networks • Water efficiency and the incorporation of water saving technologies could be promoted for all new development
Landscape	<p>New development causing rapid change in the character of the landscape. (particularly the impact of wind turbines)</p> <p>Capacity of landscapes to absorb development and change.</p> <p>Coalescence of settlements and the cumulative impact of expanding developments.</p>	<p>The current Local Development Plan has robust policies to manage landscape character change. Landscape issues are taken into account in the assessment of individual site allocations and impact on setting and sense of place are important considerations of design against which the development is appraised. Open space requirements emphasis elements that are likely to mitigate landscape impacts.</p> <ul style="list-style-type: none"> • A framework for assessing landscape

Environmental Topic	Issues/Trends	Possible role of LDP
	<p>Impact on undeveloped and remote landscape character types</p> <p>Erosion of rural character through suburbanisation and the intrusion of noise and light pollution.</p> <p>Impacts on specific landscapes valued because of local historical, cultural or aesthetic importance.</p>	<p>capacity for windfarms is required.</p> <ul style="list-style-type: none"> • A review is required of the approach adopted for locally valued landscapes.
Cultural Heritage	<p>Potential for development to impact on listed buildings, archaeological sites and battlefields, historic gardens and designed landscape.</p> <p>Vulnerability of historic and cultural heritage assets to insensitive developments.</p> <p>Potential loss of heritage resources of regional and national significance.</p> <p>High number of buildings on at risk register</p> <p>Poor design</p> <p>Impacts can be direct, in terms of visual impact on a setting and/or indirect, i.e. causing or exacerbating flooding issues.</p>	<p>The current Local Development Plan contains policies to protect and enhance the historical environment. It manages the conflict between modern requirements and historic buildings. A robust process of design encourages good design quality</p>
Climatic Factors	<p>Lack of renewable energy in new developments</p> <p>Car dependence</p> <p>Greenhouse gas emissions – related to transport and energy demands.</p> <p>The need to adapt to predicted climate change and its potential impacts (e.g. extreme weather events and sea level rises).</p> <p>Potential for flooding to occur in low lying areas</p> <p>Coastal flood risk and coastal erosion.</p> <p>New development in floodplains alongside increase in flood risk arising from predicted climate change.</p> <p>Continuing reliance on the car to travel to</p>	<p>The current Local Development Plan encourages the use of renewable energy sources and energy efficiency measures in buildings.</p> <ul style="list-style-type: none"> • There may be a need to consider greater flood resilience and alleviation measures which will themselves have impacts on the environment • The LDP should take account of requirements for reduction in waste to landfill and the need for alternative waste management facilities. • The LDP can consider the effects of climate change on new development, including the location of development, building design, reducing flood risk and reducing storm damage. • The LDP should consider the potential greenhouse gas impact when determining the spatial strategy. • The LDP should support the use of water efficiency measures.

Environmental Topic	Issues/Trends	Possible role of LDP
	work and growing travel distances.	
Air Quality	<p>Poor air quality in towns (traffic growth is a constraining factor)</p> <p>High NO₂ levels (although not quite exceeding the annual mean NO₂ objective for 2005) in parts of Inverurie and Peterhead.</p> <p>Need to encourage more sustainable forms of transport.</p>	<ul style="list-style-type: none"> • The current Local Development Plan promotes a strategy that co-locates developments so as to reduce reliance on the private motor car. It directs the majority of new development to accessible locations which can be served by modes of public transport. • Any new allocations require to give significant weight to these issues • Vision is required to address particular issues associated with traffic growth, congestion and resulting air and quality of life issues.
Water	<p>Qualifying interests in the SACs constrain how the SACs should be used and managed.</p> <p>Water abstraction from the River Dee – need to incorporate water saving technologies.</p> <p>Water quality</p> <p>a) the release of untreated sewage effluent is reducing the water quality along the coast.</p> <p>b) agriculture, forestry and sewage disposal can increase levels of nutrients in the water environment</p> <p>c) Historical soil contamination, in and around previous industrial areas in the area, is a key source of groundwater pollution.</p> <p>Physical impacts on watercourses such as impoundments or other engineering works (i.e. straightening, culverting and modifying riparian habitats)</p> <p>Development may also result in new, or exacerbate existing flooding issues</p> <p>Others issues include water quantity, physical impacts (such as impoundments or other engineering works) as well as impacts on ground water and flooding.</p>	<p>The current Local Development Plan contains policies that require protection of the water based SAC's, minimise water pollution and protect against physical impacts. Policy also seeks to reduce flooding and the impacts of flooding. Watercourses are given specific protection.</p> <ul style="list-style-type: none"> • Specific actions could be taken through the LDP to improve water quality at point of discharge and ensure sustainable use of water. • A more precautionary approach could be taken to flood risk. <p>LDP should consider water quality and impact of development on groundwater and flooding in bids assessment and land allocation</p>
Population	Increase in population placing a demand on housing	The Local Development Plan makes housing land allocations taking population

Environmental Topic	Issues/Trends	Possible role of LDP
	<p>Quality of place making through design quality including secure by design and open space.</p> <p>Lack of affordable housing and variety of house types to suit various needs throughout the region.</p> <p>Changing demographics – ageing population.</p> <p>The population is increasing and this trend is projected to continue. This may assist in economic growth and protection of existing services but will impact on the built and natural environment.</p>	<p>change, house type, tenure, specific needs and affordable housing into consideration.</p> <ul style="list-style-type: none"> Housing for people on modest incomes, particularly young wage earners and retirees requires to be addressed, supporting both economic growth and demographic changes. While the Strategic Development Plan has considered issues associated with the overall targets for growth in the North East there are clear challenges regarding the scale of localised population growth in some settlements.
Human Health	<p>Lack of provision for walking and cycling as a means of transport and for informal recreation.</p> <p>Potential loss or inadequate supply of types of open space to new development.</p> <p>Greenspace, is often of a very poor quality/standard and often links very poorly with existing greenspace beyond the area of any given development.</p> <p>Pressure to build on open spaces</p> <p>Access to open space</p> <p>Access to services in rural areas</p> <p>Deprivation and unemployment in Northern Aberdeenshire</p> <p>Potential for active travel opportunities to be developed to open space strategy</p> <p>Opportunity for Core Path Plans throughout the area to link into green networks and with new developments and assist in creating accessible communities with reduction in need for car travel.</p>	<p>The current Local Development Plan requires new development to exhibit wide connectivity and provide generous open space. It promotes a settlement strategy that promotes access to services and has an “infill” policy to control development of existing open spaces.</p> <ul style="list-style-type: none"> Additional consideration is needed regarding how to assist deprivation and unemployment in Northern Aberdeenshire. Promotion of green networks could increase active travel links
Soil	<p>Potential for new development to cause soil erosion, loss, sealing and compaction</p> <p>Impact of run-off from hard surfaces and new development.</p>	<p>The current development Plan considers issues of impact on prime agricultural land and storm water drainage systems</p> <ul style="list-style-type: none"> As part of action on climate change protection is required for carbon rich

Environmental Topic	Issues/Trends	Possible role of LDP
	<p>Agriculture and forestry can lead to soil erosion. Soil pollution due to use of pesticides. Potential for misuse or leakages resulting in pollution incidents.</p> <p>Need to prevent land contamination through the development of employment land and substances used in construction , cleaning and redevelopment could potentially contaminate the soil</p> <p>Loss of prime agricultural land through development.</p> <p>Loss of land to permanent development.</p> <p>Potential for development activities to affect soil organic matter and peat soil and as a result increase carbon dioxide emissions</p>	<p>soils.</p> <ul style="list-style-type: none"> • Consideration will be made of how to minimise soil compaction and degradation caused by development, as well as minimising the permanent loss of land.
Material Assets	<p>Lack of planned green networks within and connecting settlements.</p> <p>Shortfall in affordable housing.</p> <p>Increase in the amount of waste arising from new development.</p> <p>Potential for new development to rely on landfill sites.</p> <p>The need to increase reuse and recycling of resources.</p> <p>The need to prioritise development on vacant brown field sites.</p> <p>Lack of adequate infrastructure to accommodate the scale of housing proposed and potential for new development to demand mineral resources and different types of infrastructure (e.g. water transport, social, energy)</p>	<p>The Local Development plan currently contains policies on open space provision, affordable housing, waste management, and infill development. Opportunity is provided for the construction of an appropriate scale of affordable housing.</p> <ul style="list-style-type: none"> • The Local Development Plan should be clear in the land required for adequate sport facilities, open spaces, and affordable housing. • The LDP should promote suitable sites for alternative waste processing and treatment facilities, including recycling. • The LDP should take existing and future infrastructure requirements (schools, roads, hospitals, community facilities etc) into consideration when developing the spatial strategy.

5. Assessment, Mitigation and Monitoring

5.1 Alternatives to which SEA was applied

We have listed alternatives as part of this strategic environmental assessment. We have considered the following alternatives:

- Policies & supplementary guidance
- Alternatives to policies & supplementary guidance
- Allocations brought forward from LDP 2012
- Alternatives to allocations – new bids

Details of these alternatives are described in Table 3.2 and Table 3.3 above. In considering the allocations, we have reviewed the existing Aberdeenshire Local Development Plan 2012. We will roll forward policies which are still relevant to the LDP. We will similarly roll forward existing allocations which have not yet received planning permission.

5.2 Framework for assessing environmental effects

We have assessed the policies, supplementary guidance and allocations and their alternatives against SEA topics as shown in Table 5.1 *Assessment Framework of Matrix* below. We assessed whether these will have a negative, positive, uncertain, mixed or neutral in effect on receptors. We have further evaluated their reversibility or irreversibility of effects, risks and duration (permanent, temporary, long-term, short-term and medium-term).

We have brought the planning assessment and SEA together so that the SEA has a direct influence on the preferred options. We have used a combination of constraint mapping, consideration of impacts on relevant SEA objectives, and goal achievement matrices to provide a generic baseline assessment, which will be used in relation to support the assessment of alternative land allocations and main issue options. The generic assessments detail the likely impact of land allocations and policies on each SEA topic and identifies whether the impact is significant. The methodology used is presented in Appendix 1.1 – Appendix 1.10, along with detailed assessments of the bids. The criteria used to assess the policies and sites are presented in Appendix 1.9 and Appendix 1.10.

In order to avoid a voluminous report in which issues are repetitively assessed, we have not used SEA objective/indicators-type assessment tables. Each individual policy or site assessment will be summarised into the framework matrix shown below. While negative/positive impacts are generally identified as less significant than the generic assessment, the comments section has, primarily, been used to explain and justify any significant effects. There is also an assessment table for the overall settlement strategy, for each settlement and for each policy option. The framework used is shown in Table 5.1 *Assessment of Framework Matrix*.

Table 5.1: Assessment of Framework Matrix

Sites, Policies, Strategy etc.	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (Sg)
Generic Assessment	:	:	:	:	:	:	+	+	+	:	Air: Water: Soil: Biodiversity: Climate: Historic Environment Landscape: Material Assets: Population and Human Health: Cultural Heritage:
Site, Policy, Strategy etc.											
Key	+ = positive effect ++ = significant positive effect - = negative effect -- = significant negative effect 0 = neutral effect ? = uncertain effect										

5.3 Cumulative Effect Assessment

Paragraph 6 (e) of Schedule 3, of the Environmental Assessment (Scotland) Act 2005 requires that we assess the likely significant effects on the environment, including secondary, cumulative and synergistic effects. We have assessed cumulative effects of the proposed Local Development Plan taking into account the information available to us. In doing so, we have considered the evolution of the environment without the plan, environmental characteristics of areas likely to be significantly affected, as well as the assessment undertaken for this proposed LDP. In this report, we have assessed direct/indirect/secondary, time crowding, time lag, space crowding, cross-boundary, nibbling and synergistic effects in gauging cumulative effects. We have presented the detailed assessment in Appendix 1.8.

5.4 Proposed Mitigation Measures

The SEA Directive requires that through mitigation measures, recommendations are made to prevent, reduce or compensate for the significant negative effects and enhancing the significant positive effects, of implementing the preferred options. The proposed mitigation framework, which was included in the 2013 Scoping Report, is set out in Table 5.2. We have not presented information on any environmental issues for which we have not identified significant effects. The mitigation measures have taken into account all comments made following consultation on the scoping report. If our position has changed by the time we are preparing the proposed plan, these measures will be changed accordingly.

Table 5.2: Mitigation Measures Applied to Policies, SG and sites

Topic	Significant effects	Mitigation/Enhancement Measures (Policy, Additional Measures)	When should mitigation be considered	Who is responsible for mitigation
Air	<ul style="list-style-type: none"> Significant air quality problems arising from land supply and distribution policy, out-of-centre retail development and further development in Westhill. This is likely to increase traffic and tilt air quality town the EU objectives in the following Aberdeenshire towns/settlements. Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> Ensure that planning applications which have the potential to have a detrimental impact on air quality will be delayed until the necessary infrastructure is in place. Where additional infrastructure is not possible, the application should not be permitted unless measures to mitigate the impact of air pollutants can be agreed. Developer contributions will be sought towards public transport and roads infrastructure improvements to help mitigate the traffic impact. Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. Allocations will be subject to: <ul style="list-style-type: none"> Policy PR3 Waste facilities on locating waste facilities at appropriate locations and Policy P2 Open Space and Access in new development on creation of open space 	Before applications are approved	LDP Team, Development Management and Environmental Health Team

Water	<ul style="list-style-type: none"> • Water abstraction policies/main issues related to Land Supply and Distribution, Rural Development, Allocations, Town Centres and Retail developments • Effect of water abstraction on River Dee SAC • Water pollution for potential flooding issues – pluvial and fluvial • Cumulative drainage impact in some settlements • Sewerage capacity issues and the necessity of upgrading waste water treatment works in places to cope with development. • Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • Water abstraction level should be agreed with SEPA, SNH and Scottish Water before development takes place. • The use of water technologies and efficiency techniques, climate change mitigation and adaptation measures should be incorporated into developments. • Avoid cumulative drainage impact. • The following LDP Policies and SGs on Flooding and Drainage, SUDS, Drainage Impact Assessment, Buffer Strips, Improving the ecological status of water; Green network, Flood Plains are first line of protection against effects of the plan. • Specific sites for upstream flood prevention measures, such as retention basins will be identified in the LDP as appropriate. • All allocations that have been identified as having a significant impact on water quality will comply with these policies. • All sites substantially at risk from flooding will be removed from future LDPs as indicated against the sites. • Development of sites likely to have significant effects on water will be reserved as flood plain or green space or as buffer strips • Sites which are allowed to be developed LDPs should be subject to EIAs and Drainage Impact Assessment before developments are allowed where appropriate. • Sites likely to have significant effects on River Dee SAC and other SACs and SPAs should be subject to Habitats Regulation Assessment. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy R1 Special rural areas and supplementary guidance The Coastal Zone ○ Policy P4 Hazardous development and contaminated land ○ Policy E1 Natural heritage and supplementary guidance Local Nature Conservation Sites ○ Policy PR1 Protecting important resources ○ Policy C1 Using resources in buildings ○ Policy C4 Flooding 	<p>As this LDP is being finalised</p> <p>Through the development management (DM) processes when conditions are imposed on application</p> <p>When DM asks for EIAs and HRAs before applications are approved</p>	<p>LDP Team and Development Management</p>
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<p style="text-align: center;">Climatic Factors</p>	<ul style="list-style-type: none"> • High fossil fuel consumption from travel • High domestic consumption of energy • Potential developments in flood prone areas leading to severe flooding • Potential development of housing and wind energy projects on peat soils. The following sites have significant effects on biodiversity: • Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • LDP policies and SG on green networks, woodlands, biodiversity, safeguarding resources, climate change, flooding and erosion, wind energy, other renewables, carbon neutrality and water efficiency are the first line of protection for climatic factors • Future local transport strategy should encourage modal hierarchy with the motor car at the bottom. • LDP, Major project and DM teams should work collaboratively with managers to ensure that sustainable mixed communities and proposals on climate change, housing density are implemented • All sites substantially at risk from flooding should be removed from the allocation. • Sites included in LDPs should serve to protect areas likely to be at risk from flooding (i.e. through the use of buffer strips, open space, landraising and compensatory storage) • LDP's will make the most efficient use of infrastructure to reduce the need for additional facilities and associated emissions. • Future local transport strategies and masterplans should have scope for enhancing positive aspects of the LDP proposals • Allocation for development should be directed away from peat and carbon-rich soils • Land should not be allocated for forestry activities and wind farms unless the benefits from those activities save more carbon than the peat soil displaced. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy E1 Natural heritage ○ Policy C1 Using resources in buildings, Policy C2 Renewable Energy, Policy C3 Carbon sinks and stores and Policy C4 Flooding 	<p>When developing masterplans, local housing strategy and LDP policies and SG.</p>	<p>LDP Team, Development Management, Building Standards and Local Transportation Team</p>
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Soil	<ul style="list-style-type: none"> • Cumulative effects of development causing soil compaction, loss, sealing and erosion and carbon rich soil disturbance arising from the proliferation of wind farms. The following sites have significant effects on soil. • Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects. • Potential contaminated land at Blackdog likely to affect groundwater and surface water. 	<ul style="list-style-type: none"> • LDP Policy PR3 Waste Facilities will reduce waste to landfill; it identifies sites such as existing waste management sites for new waste facilities (recycling, composting and thermal treatment). • Policy C3 Carbon sinks and stores directs development away from carbon-rich and peat soils and requires assessment on net release on CO2. • Where land contamination is suspected, a site investigation will be carried out and any contamination remediated as appropriate. • LDP will identify sites for new waste management facilities identified as necessary by the Council. Policies on construction waste will also be applied. This will help to reduce waste sent to landfill. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Development Management to ensure that applications for development of this site are carefully managed in consultation with SEPA. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy E1 Natural heritage ○ Policy P4 Hazardous development and contaminated land ○ Policy PR3 Waste Facilities ○ Policy C3 Carbon sinks and stores 	When LDP and SG are being finalised When DM considers planning applications including the use of planning conditions and EIAs	LDP Teams, Development Management, developers and Environmental Health.
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Biodiversity	<ul style="list-style-type: none"> • Impacts from policies like Land Supply and Distribution, Rural Development, Allocations and allocations on biodiversity through land take, habitat fragmentation, disturbance to species and habitat loss • Alternative sites which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • All developments should provide links, connections and pathways into external green networks even if larger developments are to be walled. • Masterplanning of new developments should ensure habitat links are maintained and enhanced. • A new aim referring to Green Networks has been introduced to the plan • Policy E1 Natural heritage refers to Green Networks and the need to protect and conserve habitats which contribute to them. • Natural environment and open space policies will also be used as means of protecting Green Networks • Watercourses will be maintained as naturalised channels with riparian buffer strips, and not subject to excessive engineering work. Where there are existing culverts, opportunities to reinstate them as open watercourses will be explored, which would enhance their biodiversity value. • Sites likely to have significant effects on biodiversity should not be allocated • Identify the area at risk of flooding as Green Network designation in the plan, to be protected against development. • EIAs, Masterplanning Ecological Assessments, Bat surveys and HRAs should be used to manage significant environmental risks on biodiversity • Nature Conservation strategies and open space strategies flowing from this LDP should contain enhancement strategies that enable people to experience and enjoy the natural environment without damaging it. • Apply policy requirement for all new developments to install water saving technologies to help minimise abstraction from the River Dee. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy R1 Special rural areas and supplementary guidance The Coastal Zone ○ Policy P1 Layout, Siting and Design ○ Policy P2 Open space and access in new development ○ Policy E1 Natural heritage and supplementary guidance Local Nature Conservation Sites ○ Policy E2 Landscape and supplementary guidance Special Landscape Areas ○ Policy PR1 Protecting important resources (water, agricultural land, public open space and trees and woodland) 	<p>When this LDP is being finalised for adoption, appropriate policies and SG should safeguard biodiversity</p> <p>Effective use of the DM process through conditions EIAs s, Masterplanning and HRA</p>	<p>LDP Team, Development Management and Masterplanning Team.</p>
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Landscape	<ul style="list-style-type: none"> • Significant impact of development on landscape features and setting • Alternative sites which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects • Alternative sites which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • Any sites which occupy an especially visible and prominent location within the context and setting of Aberdeenshire will not be allocated. Landscape impact will be mitigated through screening or sensitive siting of buildings within the site where appropriate. Loss of consumption landscape features will be minimised wherever possible through planning and design of the development. • Alternative allocations (with and without LSE) will be subject to avoidance measures – the sites will not be allocated. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Supplementary guidance Energetica Placemaking ○ Policy R3 Minerals and hilltracks ○ Policy P1 Layout, siting and design. ○ Policy P2 Open space and access in new development ○ Policy E1 Natural heritage, Policy E2 Landscape and supplementary guidance Special Landscape Areas. 	<p>When producing LDP policy and Supplementary Guidance;</p> <p>Through the DM Process;</p> <p>Liaison with Conservation Officer;</p> <p>Master planning Process</p>	<p>LDP Team, Masterplanning Team, Design and Conservation Team</p>
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<p style="text-align: center;">Material Assets</p>	<ul style="list-style-type: none"> • Significant pressure on waste water infrastructure in some settlements • Potential flooding in some settlements will devalue some assets • Significant contributions new assets make in wealth creation • Alternative sites which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • To enhance the positive effects of the LDP, more emphasis should be placed on ensuring quality of developments through LDP policies, SGs and masterplans. • Use masterplanning processes to ensure enhancement measure will not be counterproductive • Avoid development in areas likely to flood. • Refuse applications where significant waste water treatment capacity and other infrastructure issues exist • Delay approval of applications until the necessary supporting infrastructure is available • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy S3 Waste facilities ○ Policy RD1 Providing suitable services, RD2 Developer obligations and supplementary guidance Developer Obligations: Methods for Calculation 	<p>When the LDP policies and SGs are being finalised and before development commences</p>	<p>LDP Team, Masterplanning Team and Development Management</p>
<p style="text-align: center;">Population</p>	<ul style="list-style-type: none"> • Significant positive contribution to the size, types of tenures proposed to meet the need of most people <p>Alternative sites which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects</p>	<ul style="list-style-type: none"> • To enhance the positive effects of the SDP and LDP teams should ensure there is adequate supply of housing and employment land at all times so that the needs of the projected population of Aberdeenshire would be met. • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section. • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy H1 Housing Land, Policy H2 Affordable Housing, Policy H3 Special Needs Housing, Policy H4 Residential Caravans, Policy H5 Gypsy / Travellers and supplementary guidance Affordable Housing. 	<p>Through housing and employment land audit. Short falls should be addressed through LDPs</p>	<p>LDP Team</p>

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Human Health</p>	<ul style="list-style-type: none"> • Significant positive effects new, more energy efficiency developments on health and wellbeing • Significant potential health issues related to areas of future traffic growth • Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects 	<ul style="list-style-type: none"> • To enhance the positive effects of the LDP and DM teams should ensure houses being development conforms to the highest efficiency standards to improve affordable warmth and to minimise health issues • Delay development around traffic hotspots until the additional infrastructure is put into place to minimise traffic impact • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy P2 Open space and access to new development ○ Policy P4 Hazardous development and contaminated Land ○ Policy P5 Community facilities ○ Policy C2 Renewable energy 	<p>When DM/lding Standards is considering application for development</p>	<p>LDP Teams, Development Management, Building Standards</p>
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Cultural Heritage</p>	<p>Potential development within close proximity to some ancient monuments and battlefield boundaries are likely to have significant effects on the setting of the historic environment</p> <p>Alternative site which are unlikely to have significant effects are not supported by the SDP. They will therefore put pressure on existing infrastructure and have cumulative effects in combination with the sites likely to have significant effects –</p>	<ul style="list-style-type: none"> • DM to seek advice from Historic Scotland on the best means of mitigating allocations • Preferred allocations listed in Table 5.3 will be strictly subject to the mitigation issues listed in this section • Alternative allocations listed in Table 5.4 and all other alternative sites which are unlikely to have significant effects will be subject to avoidance measures – the sites will not be allocated. • Allocations will be subject to: <ul style="list-style-type: none"> ○ Policy H1 Protection of historic buildings, sites and monuments, Policy H2 Protection of historic and cultural areas and Policy H3 Helping to reuse listed buildings at risk. 	<p>Before application is approved</p>	<p>Development Management</p>

Table 5.3 below shows the list of preferred sites in each settlement which have significant effects on the environmental receptors listed in the first column of the table. Mitigation measures listed in Table 5.2 above will apply to the sites listed in Table 5.3.

Table 5.3: Area by area preferred sites with likely to have significant effects on environmental receptors

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
Air	None	None	None	OP5 in Kintore	R2 - Portlethen R3 (formerly R1) - Stonehaven	None
Water	BUS3 (E1) and OP1 (EH1) in Macduff	OP4 (EH2) and OP5 (EH3) in Peterhead OP1 (H1), OP3 (EH1) in Strichen OP2 (EH3) in Stuartfield	OP1 (H1) in Belhevie	OP1 (M1) in Blackburn OP1 (H1) in Hatton of Fintray OP1 (H1) in Insch OP1 (M1) & OP6 (H3), OP4 (H1), OP7 (H4), OP3 (M3), OP8 (EH1), OP9 (EH2), OP10 (EH3), OP12 (E1), BUS2 to BUS5, BUS6 to BUS11, Bus reserved for business use, OP14 (E3) and SR2 in Inverurie/Port Elphinstone OP2 (EH1), OP3 (EH2) and OP4 (EH3), OP5 in Kintore OP3 (E1) in Newmachar	OP1 (EH1) in Marywell R3 (formerly R1), R1 (formerly R4), OP4 (H4), BUS3 (E1), OP1 (H1), CC1 and E2 in Stonehaven OP1 (EH1) in Woodlands of Dorris	OP1 (H1) in Clatt OP1 (H1) in Drumblade OP2 (EH1) in Finzean OP1 (H1) in Keig OP1 (H1) in Inchmarlo OP4 (E1) in Kincardine O'Neil OP1 (M1) in Lorgie Coldstone R1 in Lumphanan OP1 (EH1) in Monymusk OP1 (M1)/R1 in Tarland OP1 (H1) in Towie
Climatic Factors	OP3 (H3) in Portsoy	None	None	OP1 (H1) in Insch OP5 in Kintore	None	None
Soil	None	None	OP3 in Balmedie	None	None	None
Biodiversity	OP3 (EH1), OP1 (M1), OP2 (H1), OP4 (EH2) and R1 in Banff are (++) OP1 (H1) in Cornhill OP2 (H1) & R4, OP1 (M1), OP3 (E1), Bus1 in Fraserburgh (++) CC2 & Bus4 in Fraserburgh (++) BUS3 (E1), OP1 (EH1),	OP1 (H1) in Longhaven OP1 (M1), OP2 (H1) & R1 in Mintlaw OP1 (M1) in Peterhead	OP3 in Balmedie	OP2 (M2) in Inverurie/Port Elphinstone (++) OP2 (EH1), OP3 (EH2) and OP4 (EH3) in Kintore	OP1 (M1) in Edzell Woods OP1 (H1) in Kirkton of Maryculter OP2 (E1) & SR1 in Newtonhill (++) OP1 (H1) in Park R2 in Portlethen (++) OP1 (H1) in Stonehaven	R1 in Banchory

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
	CC1 in Macduff OP3 (H3) in Portsoy					
Landscape	OP2 (H1) & P3 (R4), Bus1, CC2 & Bus4, R1, P3 (R2) and OP3 (E1) in Fraserburgh (++) BUS (E1), CC1 in Macduff (++) OP3 (H3) in Portsoy (++) OP2 (H1) and OP1 (M1) in Rosehearty (++)	OP1 (H1) in Longhaven OP2 (H1) and R1 in Mintlaw P2 in St Fergus	OP3 in Balmedie	None	None	None
Material Asset	None	OP1 (M1), P6 (formerly R1) & OP2 (H1) and OP6 (EH3) in Mintlaw OP3 (EH3) in New Pitsligo OP1 (M1) in Peterhead	OP5 (E1), OP2 and SR1 in Ellon (++)	OP5 in Kintore (++)	None	None
Population	None	OP6 (EH3) in Mintlaw OP3 (EH3) in New Pitsligo	OP1 (M1) Oldmeldrum	OP5 in Kintore (++)	OP1 (M1) in Elsick (++)	None
Human Health	OP2 (H1) & R4 In Fraserburgh	OP1 (H1) in Longhaven (- -)	OP1 (M1) Oldmeldrum	OP5 in Kintore (++)	OP1 (M1) in Elsick (++)	None
Cultural Heritage	OP2 (H1) & P3 (R4), OP1 (M1), OP3 (E1), Bus1, CC1 and Bus2, CC2 and Bus4, R1 in Fraserburgh (++) Bus1 in Inverboydie BUS (E1), CC1 in Macduff OP2 (H1), OP1 (M1) in Rosehearty	BUS3, P6 (formerly R1), OP1 (M1) in Peterhead (++) OP1 (M1) in Mintlaw OP1 (M1) , Bus1 in Longside OP1 (EH1) in Crimond OP1 (M1) in Cruden Bay	OP6 (E3) and Bus, OP4 (E1) in Turriff (++) OP2 (M2) Oldmeldrum (++) OP1 (M1) Blackdog	None	R2 in Portlethen (++) R1 (formerly R2) in Laurencekirk (++) OP1 (M1) in Edzell Woods (++)	None

Table 5.4 below shows the list of alternative sites in each settlement which have significant effects on the environmental receptors listed in the column of the table. Mitigation measures listed in table 5.2 above will apply to the sites listed in Table 5.3. These sites will not be allocated.

Table 5.4: Area by area alternative sites with likely to significant effects environmental receptors

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
Air	BaB001 & BaB0 15 in Aberchirder BaB011 in Crudie BaB002 in Gardenstown BaB003, BaB005 & BaB013 in Memsie BaB005 & BaB007 in Rathen BaB012 in Landward	Bcn007 and Bcn012 in Landward	FM047 and FM077 in Balmedie; FM083 in Ellon	Ga051 in Westhill	KM017 in Edzell Woods KM021, KM022, KM024, KM043, KM080, KM085, KM087, KM086 KM096 in Stonehaven	Ma019 in Alford MA015 in Towie
Water	BaB001 and BaB015 in Aberchirder BaB011 in Crudie BaB002 in Gardenstown BaB003, BaB005 and BaB013 in Memsie BaB006, BaB007 in Rathen BaB012 in Landward – Netherbrae	Bcn008 and Bcn020 in Hatton Bcn023 in Longhaven Bcn004, Bcn005, Bcn022 in Peterhead Bcn024 in Rora Bcn013 in Stuartfield Bcn007 and Bcn012 in Landward – Longside	FM047 and FM077 in Balmedie FM057 in Cuminstown FM072 in Daviot FM083 Ellon FM061, FM014, FM017, FM019 and FM060 in Foveran FM001 and FM002 in Kirton of Auchterless FM048, FM022 and FM004 in Newburgh FM058 and FM063 in Pitmedden FM005, FM062, FM065 and FM075 in Potteron FM082, FM015 and 16 in Rashierieve FM028 in Rothirnorman FM042, FM046, FM012, FM041, FM008 and FM039 in Turriff FM055 Udry Green	Ga049 in Cluny and Sauchen Ga032, Ga003, Ga031 in Dunecht Ga072a Ga072b in Hatton of Fintray Ga019, Ga010, Ga007, Ga055, Ga047 Ga059, Ga077, Ga078 and Ga079 in Inverurie/Port Elphinstone Ga044, Ga053 and Ga042 in Kemnay, Ga024, Ga037 and Ga013 in Kintore Ga001, Ga008, Ga009, Ga002, Ga038 and Ga067 in Newmachar Ga034 and Ga075 in Westhill Ga043 in Whiteford Ga023 in Landward Ga076 in Keithhall	KM063, KM034, KM060, KM061, KM062, KM075 and KM101 in Drumoak KM017 in Edzell Woods KM032, KM002, KM019, KM020 and KM083 in Fordoun KM078 in Gourdon KM077, KM003, KM054 in Inverbervie KM057 and KM059 in Kirkton of Durris KM070 in Kirkton of Maryculter KM066, KM005, KM009, KM010 and KM011 in Laurencekirk KM036 and KM084 in Marykirk KM018 in Muchalls KM079, KM050 and KM044 in landward bid sites	MA012, MA057, MA013 and MA020 in Aboyne MA050, MA019, MA036, MA034, MA068, MA074 in Alford MA016, MA017, MA008, MA007, MA060, MA061, MA062, MA063, MA058, MA048 and MA054 in Banchory MA009, MA044 in Drumblade MA028 and MA029 in Glenkindie MA001, MA010, MA045, MA047, MA003 and MA051 in Huntly MA055, MA031 and MA067 in Inchmarlo MA065 in Kincardine O’Neil MA040 and MA041 in Logie Coldstone MA042 in Lumphanan MA073 in Towie

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
			FM067, FM066 and FM076 in Udney Station FM029 in Landward	Ga057 Landward		MA059, MA035, MA032, MA011, MA023, MA037, MA015, MA066 and 06 in landward bid sites
Climatic Factors	BaB015 in Aberchieder	Bcn020 in Hatton Bcn015 and Bcn022 in Peterhead Bcn007 in Landward – Longside	FM047 and FM077 in Balmedie FM057 in Cuminestown FM006, FM031 and FM083 in Ellon FM048, FM064 and FM068 in Newburgh FM022, FM004, FM034 and FM058 in Oldmeldrum FM075 in Potteron FM003 in Turriff FM026 in Landward	Ga066 and Ga032 in Cluny and Sauchen Ga055, Ga047, Ga015, Ga077, Ga078, Ga079, Ga037 in Inverurie/Port Elphinstone Ga001 and Ga004 in Newmachar Ga020, Ga012 in Westhill Ga076 in Keithhall	KM083 in Fordoun KM078 in Gourdon KM077 in Inverbervie KM035 in Laurencekirk KM021, KM022, KM024, KM043, KM080, KM085, KM087, KM086 and KM098 in Stonehaven KM029 in Landward	MA019 in Alford MA046 in Huntly MA014 in Inchmarlo MA005 in Torphins
Soil	BaB015 in Aberchieder	None	FM010, FM031, FM056, and FM079 in Ellon FM064 and FM068 in Newburgh FM022 and FM004 in Oldmeldrum FM058 and FM063 in Pitmedden FM018, FM082, FM015 and FM016 in Rashierieve FM054 in Tipperty FM038 in Landward	Ga003 in Durno Ga083 and Ga040 in Insch Ga076 in Keithhall Ga077, Ga078, Ga079, Ga037 and Ga017 in Kirkton of Skene	KM083 in Fordoun KM078 in Gourdon KM077 in Inverbervie KM035 in Laurencekirk KM021, KM022, KM024, KM043, KM080, KM085, KM087, KM086 and KM098 in Stonehaven KM029 in Landward	MA024 and MA020 in Aboyne MA019, MA036, MA034 and MA074 in Alford MA016, MA017, MA060, MA061, MA062 and MA058 in Banchory MA055 in Inchmarlo MA065 in Kincardine O'Neil MA018 in Monymusk MA035, MA037 and MA015 in Landward sites
Biodiversity	BaB015 in Aberchirder	Bcn023 in Longhaven	FM083 in Ellon FM064 in Newburgh FM039 in Turriff FM011 in Woodhead FM038 in Landward	Ga024 in Kintore	KM044 Waterside farm, Banchory Devenick KM034 in Drumoak KM032 in Fordoun (++)) KM002 in Fordoun KM022 in Stonehaven KM030 and KM042 in	MA012 in Aboyne MA019 in Alford MA017 MA060 and MA058 in Banchory MA044 in Drumblade MA055 in Inchmarlo MA040, MA041 in Logie Coldstone

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
					KM044 Waterside farm, Banchory Devenick Woodlands of Durris KM050, KM044 and KM100 in landward bid sites	MA038, MA039, MA005 and MA056 in Torphins MA015 in landward bid sites
Landscape	None	None	FM063 in Pitmedden FM039 in Turriff	None	KM036 and KM084 in Marykirk KM030 and KM042 in Woodlands of Durris KM044 and KM100 in landward bid sites	MA017 in Banchory MA044 in Finzean
Material Asset	BaB001 in Aberchieder (++) BaB015 in Aberchieder BaB011 in Crudie BaB002 in Gardenstown BaB003, BaB005, BaB013, BaB006 and BaB007 in Memsie BaB012, in Landward	Bcn008 and Bcn 020 in Hatton (++) Bcn023 in Longhaven (++) Bcn028 in Maud Bcn006 and Bcn019 in Mintlaw Bcn004, Bcn005, Bcn022 in Peterhead Bcn024 in Rora (++) Bcn013 in Stuartfield (++) Bcn007 and Bcn012 in Landward – Longside (++)	FM047 and FM077 in Balmedie(++) FM)49, FM050 and FM036 in Belhavie FM057 in Cuminstown (++) FM071 and FM072 in Daviot (++) FM006, FM031 and FM056 in Ellon (++) FM051 and FM083 in Ellon (++) FM060, FM061, FM014, FM017 and FM019 in Foveran (++) FM001, FM002 in Kirkton of Auchterless FM048 in Newburgh (++) FM064 in Newburgh (++) FM022 & FM004 in Oldmeldrum (++) FM032 & FM0334 in Pitmedden FM058 & FM063 in Pitmedden (++) FM005, FM062,	Ga045 and Ga041 in Blackburn (++) Ga065, Ga066 and Ga040 in Cluny and Sauchen (++) Ga032 in Dunecht Ga003 in Durno Ga031 in Echt Ga072a & Ga072b in Hatton of Fintray (++) Ga035, Ga026 and Ga069 in Insch Ga039 and Ga040 in Insch (++) Ga036 in Inverurie Ga019, Ga010, Ga007, Ga055, Ga047, Ga059, Ga077, Ga078 and Ga079 in Inverurie/Port Elphinstone(++) Ga076 in Keithhall Ga044, Ga053 and Ga042 in Kemnay (++) Ga056, Ga011 and	KM063 and KM034 in Drumoak KM060, KM061, KM062, KM075 and KM101 in Drumoak (++) KM017 in Edzell Woods KM064 Fettercairn KM032 and KM002 in Fordoun (++) KM020 and KM083 in Fordoun KM078 in Gourdon (++) KM077 in Inverbervie (++) KM003, KM054 in Inverbervie KM059 in Kikton of Durris KM070 in Kirkton of Maryculter KM066, KM005 and KM011 in Laurencekirk (++) KM007, KM009 and KM010 in Laurencekirk KM035 in Laurencekirk (++) KM036 in Marykirk	MA057, MA043 in Aboyne MA024, MA020 in Aboyne (++) MA050, MA019, MA036, MA034, MA068 and MA074 in Alford MA016, MA017, MA008, MA007, MA060, MA061, MA062, MA063, MA058, MA048 and MA054 in Banchory MA052 in Cairnie MA0009 in Drumblade MA0044 in Finzean MA028 in Glenkindie MA001, MA047 and MA003 in Huntly (++) MA010, MA045, MA046 and MA051 in Huntly MA007, MA060, MA061, MA062, MA063, MA058, MA048, MA054 and MA046 in Huntly MA021 in Inchmarlo (++) MA031, and MA067 in Inchmarlo MA065 Kincardine O’Neil (++) MA042 Lamphanan

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
			FM065 & FM075 in Potterton (++/- -) FM070 & FM074 in Potterton FM082, FM015 and FM016 in Rashierie (++/- -) FM028 in Rothienorman (++/- -) FM054 in Tippery FM042, FM012 FM041, FM008 and FM039 in Turriff (++/- -) FM046 in Turriff FM055 Undy Green FM067 and FM066 Udney Station FM076 in Udney Station FM053 Westfield Foveran FM025, FM069, FM029 in Landward FM038 and FM026 in Landward (++)	Ga073 in Kinmuck Ga037 in Kintore (++) Ga025 and Ga013 in Kintore Ga017 in Kirkton of Skene (++/- -) Ga018 in Kirkton of Skene Ga052 in Lyne of Skene (++/- -) Ga070/71 in Lyne of Skene Ga001, Ga008, Ga009, Ga038 and Ga002 in Newmachar Ga001, Ga008, Ga009, Ga038 and Ga067 in Newmachar (++/- -) Ga034, Ga58, Ga075 and Ga022 in Westhill Ga050, Ga051 Ga054 and Ga090 in Westhill (++/- -) Ga043 in Whiteford Ga033, Ga074 and Ga094 in Landward Ga061-62 and Ga063 in Landward (++)	KM084 in Marykirk(++/- -) KM013 in Marywell KM067, KM047 and KM097 in Newtonhill (++) KM065, KM074, KM069, KM071, KM072, KM088 and KM093 in Portlethen (++) KM082 in Roadside of Kinneff (++) KM113 in St Cyrus (++) KM021, KM022, KM024, KM023a &b, KM043, KM051, KM080, KM085, KM087, KM086, KM090, KM092, KM095 and KM098 in Stonehaven(++/-) KM068 in Stonehaven KM099 and KM029in Landward (++/-) KM026, KM079, KM050, KM089, KM102, KM053, KM033, KM091, KM076, KM028, KM100, KM016, KM048, KM049, KM044 and KM031 in Landward	MA056 in Torphins(++/- -) MA059, MA035, MA032, MA023, MA037, MA066, MA006 in Landward MA015 in Landward (++)
Population	BaB001 in Aberchieder (++) BaB008 in Banff (++)	Bcn008 and Bcn 020 in Hatton (++) Bcn023 in Longhaven (++) Bcn016, Bcn017, Bcn027, Bcn015 in Peterhead (++) Bcn007 and Bcn012 in	FM047 and FM077 in Balmedie (- -) FM057 in Cuminstown (++) FM072 in Daviot (- -) FM006, FM031,FM056 FM051 and FM083 in Ellon (++) FM060, FM061 and	Ga045 and Ga041 in Blackburn (++) Ga006 in Cluny and Sauchen (++) Ga049 in Cluny and Sauchen (++/- -) Ga072a &G072b in Hatton of Fintray (++)	KM034, KM060, KM061, KM062, KM075 and KM101 in Drumoak (++) KM017 in Edzell Woods (++) KM032 and KM002 and KM083 in Fordoun (++) KM078 in Gourdon (++) KM077 in Inverbervie	MA024, MA020 in Aboyne (++) MA050, MA019, MA036, MA034 in Alford (++) MA016, MA017, MA060, MA061, MA062, in Banchory (++) MA001, MA047 and MA003 in Huntly (++)

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
		Landward – Longside (++)	FM017 in Foveran (++) FM048 and FM064 in Newburgh (++) FM022 & FM004 in Oldmeldrum (++) FM058 & FM063 in Pitmedden (++) FM005, FM062, FM065 & FM075 in Potterton (++) FM082, FM015 and FM016 in Rashierie (++) FM028 in Rothienorman (++) FM042, FM012, FM041, FM008, FM039 in Turriff (++) FM076 in Udney Station (++) FM038 and FM026 in Landward (++)	Ga083, Ga039, and Ga040 in Insch (++) Ga019, Ga010, Ga007, Ga055, Ga047, Ga059, Ga080, Ga077, Ga078 and Ga079 in Inverurie/Port Elphinstone(++) Ga076 in Keithhall (++) Ga042 in Kemnay (++) Ga037, Ga017 in Kintore (++) Ga001, Ga008, Ga009, Ga038, Ga067 in Newmachar (++) Ga034, Ga50, Ga051, Ga048, Ga054 and Ga022 in Westhill (++) Ga061-62 and Ga063 in Landward (++)	(++) KM066, KM005 and KM011 in Laurencekirk (++) KM084 in Marykirk(++) KM013 in Marywell (++) KM067 in KM097 and KM047 in Newtonhill (++) KM065, KM074, KM069, KM071, KM072, KM088 and KM093 in Portlethen (++) KM082 in Roadside of Kinneff (++) KM113 in St Cyrus (++) KM021, KM022, KM024, KM023a &b, KM043, KM051, KM080, KM085, KM087, KM086, KM090, KM092, KM095 and KM098 in Stonehaven(++) KM099 and KM029 in Landward (++)	MA021 in Inchmarlo (++) MA056 in Torphins(++) MA037, MA015, in Landward (++)
Human Health	BaB001 in Aberchieder (++) BaB008 in Banff (++)	Bcn 020 in Hatton (++) Bcn023 in Longhaven (++) Bcn015 in Peterhead (++) Bcn012 in Landward – Longside (++)	FM047 and FM077 in Balmedie(- -) FM057 in Cuminstown (++) FM072 in Daviot (- -) FM006, FM031,FM056 FM051 and FM083 in Ellon (++) FM060, FM061 and FM017 in Foveran (++) FM048 and FM064 in Newburgh (++) FM022 & FM004 in Oldmeldrum (++) FM058 & FM063 in Pitmedden (++) FM005, FM062,	Ga045 and Ga041 in Blackburn (++) Ga006 in Cluny and Sauchen (++) Ga049 in Cluny and Sauchen (++)/- -) Ga072a &G072b in Hatton of Fintray (++) Ga083, Ga039, and Ga040 in Insch (++) Ga019, Ga010, Ga007, Ga055, Ga047, Ga059, Ga080, Ga077, Ga078 and Ga079 in Inverurie/Port	KM034, KM060, KM061, KM062, KM075 and KM101 in Drumoak (++) KM017 in Edzell Woods (++) KM032 and KM002 and KM083 in Fordoun (++) KM078 in Gourdon (++) KM077 in Inverbervie (++) KM066, KM005 and KM011 in Laurencekirk (++) KM084 in Marykirk(++) KM013 in Marywell (++) KM067 in KM097 and KM047 in Newtonhill (++)	MA024, MA020 in Aboyne (++) MA050, MA019, MA036, MA034 in Alford (++) MA016, MA017, MA060, MA061, MA062, in Banchory (++) MA001, MA047 and MA003 in Huntly (++) MA021 in Inchmarlo (++) MA056 in Torphins(++) MA037, MA015, in Landward (++)

	Banff and Buchan	Buchan	Formartine	Garioch	Kincardine and Mearns	Marr
			FM065 & FM075 in Potterton (++) FM082, FM015 and FM016 in Rashierie (++) FM028 in Rothienorman (++) FM042, FM012, FM041, FM008, FM039 in Turriff (++) FM076 in Udney Station (++) FM038 and FM026 in Landward (++)	Elphinstone(++) Ga076 in Keithhall (++) Ga042 in Kemnay (++) Ga037, Ga017 in Kintore (++) Ga001, Ga008, Ga009, Ga038, Ga067 in Newmachar (++) Ga034, Ga50, Ga051, Ga048, Ga054 and Ga022 in Westhill (++) Ga061-62 and Ga063 in Landward (++)	KM065, KM074, KM069, KM071, KM072, KM088 and KM093 in Portlethen (++) KM082 in Roadside of Kinneff (++) KM113 in St Cyrus (++) KM021, KM022, KM024, KM023a & b, KM043, KM051, KM080, KM085, KM087, KM086, KM090, KM092, KM095 and KM098 in Stonehaven(++) KM099 and KM029 in Landward (++)	
Cultural Heritage	None	None	FM047 and FM077 in Balmedie.	Ga006 in Cluny and Sauchen Ga010, Ga007, Ga055, Ga059, Ga078 and Ga079 in Inverurie/Port Elphinstone(++) Ga076 in Keithhall Ga037, in Kintore Ga054 and Ga050 in Westhill	KM036 in Marykirk KM087 in Stonehaven	MA050, MA019 in Alford MA039 in Torphins

5.5 Monitoring

Aberdeenshire Council is required to monitor the significant environmental effects when the plan is implemented. In doing so, the Council is required to identify any unforeseen adverse effects at an early stage; and undertake appropriate remedial action. A monitoring report will be prepared to constantly monitor the significant effects. The framework for monitoring significant effect of the implementation of the plan is shown in the Table 5.5 below. A monitoring framework will be incorporated into the PPS. Since we are reinstating the allocations made in the current LDP (2012) and considering new allocations as alternatives, we will reinstate the monitoring plan set out in the post-adoption statement for the current LDP. The monitoring plan has taken into account all comments made following consultation. If our position has changed by the time we are preparing the proposed plan this plan will be reviewed and changed accordingly.

Table 5.5: Monitoring Plan

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
Air quality	Reduction in nitrogen dioxide (NO ₂) and particulate emissions.	<ul style="list-style-type: none"> Aberdeenshire Council <i>Local Air Quality Management: Progress Reports</i>. Local Development Plan Monitoring of Objective 2 on integrated land use and transportation. 	Whenever the plan is reviewed	<ul style="list-style-type: none"> Transportation and Infrastructure (T&I) and Planning and Environmental Services (P&ES) of Aberdeenshire Council 	Biennially	<ul style="list-style-type: none"> Review the development allocations.
Water quality	Improvement to water quality and maintain the ecological status of fresh water bodies in rivers and the coastline.	<ul style="list-style-type: none"> SEPA (bathing and river water quality and abstraction rates of the River Dee) River Basin Management Plan (SEPA) 	When the water quality of particular water bodies has not improved or suddenly deteriorates.	<ul style="list-style-type: none"> SEPA 	Annually	<ul style="list-style-type: none"> Review the Action Programme of the local development plans. Review development allocations
	Increase in the number and duration of bathing water areas passing Bathing water quality EC Guideline Standards.					
Water quantity	The extent to which water	<ul style="list-style-type: none"> SEPA (bathing and 	When drought	<ul style="list-style-type: none"> SEPA and Scottish 	Annually	<ul style="list-style-type: none"> Review

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
	abstraction can support projected housing numbers Compliance with abstraction licenses consented by SEPA	river water quality and abstraction rates of the River Dee) • River Basin Management Plan (SEPA)	condition suggest that water abstraction cannot cope with development	Water		development allocations
Soil Carbon-rich soils including peat	The extent to which wind farms and other renewable energy projects are likely to disturb carbon rich soils and peat Development on carbon-rich soils	• JHI, SEPA and SNH • JHI data maps • Proposed Land Use Strategy Pilot	When more applications submitted for wind farms fall on carbon rich soil	• SNH, Aberdeenshire Council Development Management	Annually	• Review development allocations
Soil	Remediation of contaminated land	• Aberdeenshire Council <i>Contaminated Land Strategy, Public Register of Contaminated Land</i> and GGP overlay: <i>Potentially contaminated sites</i>	If the number of contaminated sites/land has not reduced annually.	• P&BS of Aberdeenshire Council (Planning Policy)	Annually	• Review the Action Programmes of the local development plans. • Review local development plans policies and/or prepare SG.
	Reduction in the area of Prime agricultural land developed	• Planning applications	When the plan is reviewed or when it is identified that planning permission is being granted for development not in accordance with policy.	• P&ES of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy)	Annually	• Review local development plans policies, allocations and/or prepare SG.
	Meeting Landfill Allowance Targets.	SEPA (quarterly Landfill Allowance Scheme)	If the level of Biodegradable Municipal Waste sent to landfill sites does	• SEPA	Annually	• Review the Action Programme of the local development plan.

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
			not decline in accordance with the EC Landfill Directive.			<ul style="list-style-type: none"> Review local development plans policies & SG (on waste management facilities).
Biodiversity	<p>The number of notified or qualitative interests (e.g. protected habitats and species) adversely affected by new development.</p> <p>Protected Habitats including non-designated habitats such as annex 1 habitats, ancient, long established an semi-natural woodland and BAP priority habitats</p>	Local Development Plan monitoring of Policy 11 (planning applications)	When proposals are supported as departures from local development plan policies.	<ul style="list-style-type: none"> P&ES of Aberdeenshire Council (Environment and Planning Policy) 	Annually	<ul style="list-style-type: none"> Review local development plans policies
Climatic factors	Reduction in the North East's global (energy) footprint.	North East Scotland Global Reduction Footprint Report	When the development plan or supplementary guidance is reviewed.	<ul style="list-style-type: none"> P&ES of Aberdeenshire Council (Sustainability, Information and Research) 	Biennially	<ul style="list-style-type: none"> Review local development plans policies.
	Modal shifts – vehicle counts and cycle counts	Transport for Scotland, Local Transport Strategy	When car dependence is increasing	<ul style="list-style-type: none"> P&BS of Aberdeenshire Council (Planning Policy) <p>Local Transport Strategy team</p>	Annually	<ul style="list-style-type: none"> Review local development plans policies related to transportation
	Reduction in the number of properties at risk from flooding (pluvial, fluvial or	<ul style="list-style-type: none"> Flood Prevention and Land Drainage (Scotland) Act 1997 	When the development plan is reviewed.	<ul style="list-style-type: none"> T&I of Aberdeenshire Council 	Biennially	<ul style="list-style-type: none"> Review local development plans policies and

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
	tidal).	Biennial Reports • Shoreline Management Plan (once produced)				allocations
Human health and Population	Improvement to the issues highlighted in the <i>Scottish Index of Multiple Deprivation</i> affecting Aberdeen and Aberdeenshire.	Scottish Index of Multiple Deprivation	When the development plan is reviewed.	• P&ES of Aberdeenshire Council (Sustainability, Information and Research)	Biennially	• Review the local development plan policies and land allocations.
	<ul style="list-style-type: none"> • Increase in the number of planning permissions granted for the different housing types. • Increase in the number and tenure of dwellings built. 	<ul style="list-style-type: none"> • Local Development Plan monitoring of Policy 5 (Housing) • Housing Land Audit (densities) 	When the development plan is reviewed.	• P&ES of Aberdeenshire Council (Sustainability, Information and Research) and Planning Policy).	Annually	• Review the local development plan policies, land allocations and SG.
Cultural heritage	Reduced numbers of historic buildings registered as 'at risk'.	<ul style="list-style-type: none"> • Buildings at risk register for Scotland (website) • Local Development Plan monitoring of Policy 13 (historic environment). 	<ul style="list-style-type: none"> • When the number of buildings on the 'at risk' register remains static or increases. • When proposals are supported as departures from local development plan policy on the historic. 	• P&ES of Aberdeenshire Council (Environment and Planning Policy)	Annually	• Review the local development plan policies and land allocations and/or prepare SG

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
Landscape	Reduction in the number of planning applications granted planning permission either as departures or against officers' recommendation. For example where: <ul style="list-style-type: none"> • new developments individually or cumulatively adversely affect designated landscapes; & • the insensitive siting and design of new developments adversely affect the landscape and townscape setting. 	<ul style="list-style-type: none"> • Local Development Plan monitoring of Policy 12 (landscape) (planning applications) 	When proposals are supported as departures from local development plan policies.	<ul style="list-style-type: none"> • P&ES of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy) 	Annually	<ul style="list-style-type: none"> • Review local development plans policies and land allocations and/or prepare SG
Material assets	Increase in the number of waste management facilities built that address the need identified in the Area Waste Plan.	<ul style="list-style-type: none"> • Local Development Plan monitoring of Objective 4 on sustainable communities (SEPA, quarterly Landfill Allowance Scheme Data). 	When requirement set out in the North East Area Waste plan are not being delivered in lower tier plans.	<ul style="list-style-type: none"> • SEPA • P&ES of Aberdeenshire Council (Planning Policy) 	Annually	<ul style="list-style-type: none"> • Review the Action Programme of the local development plan. • Review the local development plan policies, land allocations and/or SG for waste management facilities.
	Increase and enhancement in the number of wastewater treatment works and water works built.	<ul style="list-style-type: none"> • Scottish Water • SEPA 	When land allocations are constrained.	<ul style="list-style-type: none"> • P&ES of Aberdeenshire Council (Planning Policy) 	Annually	<ul style="list-style-type: none"> • Review the Action Programme of the local development plan. • Review the settlement strategy and/or core

What needs to be monitored? (e.g. effects)	What sort of information is required? (Indicators)	Where can the information be obtained?	When could the remedial action be considered?	Who is responsible for undertaking the monitoring?	How could the results be presented?	What remedial actions could be taken?
						<ul style="list-style-type: none"> objectives. Review the local development plan policies and/or land allocations.
	Decrease in waiting list figures for affordable housing.	<ul style="list-style-type: none"> Council housing waiting lists 	When the waiting list figures for affordable housing remain static or increases.	<ul style="list-style-type: none"> Housing and Social Work of Aberdeenshire Council 	Annually	<ul style="list-style-type: none"> Review the settlement strategy and/or allocations. Review the local development plan policies.
	Increase in redevelopment of brownfield sites.	<ul style="list-style-type: none"> Employment and Housing Land Audits Scottish Annual Vacant & Derelict Land Survey 	When the amount of brownfield land remains static or increases.	<ul style="list-style-type: none"> P&ES of Aberdeenshire Council (Sustainability, Information and Research) 	Annually	<ul style="list-style-type: none"> Review the Action Programme of the local development plan. Review the plan's policies and/or land allocations.
	Increase in the use of sustainable materials in new build and retrofit in planning applications.	<ul style="list-style-type: none"> Housing Land Audit (densities) Local Development Plan monitoring of Policy 8 (design) 	When proposals are supported as departures from local development plan policies on sustainable development.	<ul style="list-style-type: none"> P&ES of Aberdeenshire Council (Sustainability, Information and Research and Planning Policy) 	Annually	<ul style="list-style-type: none"> Review the core objectives. Review the local development plan policies.

5.6 An outline of the reasons for selecting the alternatives

The preferred options are chosen because of their conformity with the modernised planning system and the fact that their effects on the environment are slightly less than the alternatives considered. Further details are also listed in Sections 3.2 – 3.4 and assessment sections in Appendices 1.1 - 1.10.

5.7 General Difficulties, Weaknesses and Limitations

One difficulty relates to how the Main Issues Report is inconclusive. Issues identified could change in the course of time following consultation and examination on the Local Development Plan. The result is that assumptions made on the present level of allocations could change with implications for the assessment. Another difficulty of this Environmental Report is that the Main Issues Report is a high level document and therefore could not go into great detail on every development. However, where potential significant negative environmental effects have been identified, this Report has enabled consideration to be given to potential negative impacts at the low level planning stage.

5.8 Next Steps and Anticipated Milestones

Table 5.6 shows the remaining steps needed for the SEA of the proposed Aberdeenshire Local Development Plan 2016 and how these steps would be carried out and described in the final environmental report.

Table 5.6 Proposed consultation timescale and methods

Expected time frame	Milestone	Comments
March 2015	Publish Environmental Report alongside proposed Local Development Plan 2016 & submit to SEA Gateway.	The Environmental Report will be published alongside the proposed LDP 2016 during March 2015.
March – April 2015	Consulting on the Environmental Report and the proposed Local Development Plan.	We will consult over a 6 week period.
April 2015	Collating views on the consultation and taking the appropriate action on the Environmental Report and the plan.	Engagement will take place throughout this period with the Consultation Authorities in their role as Key Agencies in the development plan process.
TBC	Finalise the revised Environmental Report following examination	Update to reflect consultee comments/ any updates as a result of the plan examination.
TBC	Publish Revised Environmental Report	Circulate to appropriate stakeholders.
TBC	Take post-adoption measures	Monitoring

5.9 Consultation Responses

In Table 5.7 below we show how we have analysed the consultation responses.

Table 5.7 Analysis of Comments from Consultation Authorities on the Scoping Report

Consultation Authority	Issue	Concern / Comments	Action proposed
Historic Scotland	General Comments	The Environmental Report provides a clear and comprehensive assessment of the significant environmental effects of the Main Issues Report on the historic environment and we are content with the level of information provided.	Noted.
Historic Scotland	Relationship with other PPS & Environmental Objectives (p.31 and 35)	Pleased to see that previous Historic Scotland comments regarding avoidance of adverse impacts from development on statutory and non-statutory protected sites for cultural heritage have been applied here.	Noted.
Historic Scotland	Assessment, Mitigation and Monitoring – Table 5.1	It is noted that a significant negative score is predicted for cultural heritage SEA objective, however, despite this high score, cultural heritage topic is not mentioned in Table 5.2: Mitigation Measures. It is recommended that this omission is rectified and all proposed mitigation measures are covered in this section.	Revised in line with comments – see Table 5.2.
Historic Scotland	Assessment, Mitigation and Monitoring – Table 5.3	Cultural heritage topic is mentioned twice in the left hand column and it is not clear with which version or aim of the plan it is meant to correspond. Make clear what features the Council consider the ‘most valued’.	Mitigation table is reformatted to avoid the repeats - see Table 5.2
Historic Scotland	Assessment, Mitigation and Monitoring – Table 5.4	Cultural heritage topic is not mentioned in table despite negative assessment of some alternative site allocations.	Added in Table 5.2 and Table 5.3.
Historic Scotland	Assessment, Mitigation and Monitoring – Table 5.7	Analysis of comments from Consultation Authorities on the Scoping Report – Historic Scotland found this table particularly helpful in demonstrating how the comments that were expressed at scoping stage have been taken into account.	Noted.
Historic Scotland	Appendix 1.1 Main Issues Assessment	We are largely content with the assessment of implications that each main issue could have on the historic environment.	Revised in line with comment.

Consultation Authority	Issue	Concern / Comments	Action proposed
		Main Issue 3 – Supporting Town Centres – both preferred and alternative options were given a neutral score for cultural heritage. The preferred policy aims to contribute to the vibrancy of town centres by requiring office developments to locate in town centres unless it can be demonstrated that there are no town centre sites available. This in turn could lead to re-use of existing derelict buildings and have a positive impact on empty listed buildings/ buildings within conservation areas being brought back into use. Therefore we would have expected a positive score.	See Appendix 1.1.
Historic Scotland	Alternative options for settlements	<p>We note that the generic assessment scores for cultural heritage within all 6 areas of Aberdeenshire are significant negative (--). These results are not consistent with the assessment of individual sites within the 6 areas, where the highest score attained is a single negative (-). We would recommend that the disparity between the generic and individual scores is clarified.</p> <p>It would be helpful to clarify if the potential negative impacts on setting of heritage assets have been taken into consideration during the assessment process and contributed to these scores.</p> <p>We also note that in-depth planner's overview of site allocations has correctly identified potential impacts on cultural heritage features but these are not pulled through into Appendix 1 – see site specific detail and actions proposed below.</p>	Alternative options for settlements have been reassessed accordingly. See Appendices 1.4b, 1.5b, 1.6b and 1.7b
Historic Scotland	Appendix 1.4b Alternative option for settlements in Formartine 2013	Fm077c and a – the sites are located in proximity to scheduled monuments SM 3277 Hare Cairn, cairn 600m W of Keir and SM 3275 The Temple Stones, stone circle NE of Potterton House. Views from and towards both scheduled monument will be important elements of both settings therefore we would have expected a negative score.	Revised in line with comment. See Appendix 1.4b.
Historic Scotland	Appendix 1.5b Alternative option for settlements in Garioch 2013	<p>GA059, Inverurie – the site contains a scheduled monument: Bruce's Camp, hillfort (AM 12523). The allocation could potentially impact directly on the monument and impact on its setting, therefore we would have expected a significant negative score here.</p> <p>Ga055 – this site is located in proximity to an A-listed Bourtie House (HB No. 2819).</p>	Revised in line with comments. See Appendix 1.5b.

Consultation Authority	Issue	Concern / Comments	Action proposed
		<p>Although located within mature woodland, a gap in trees to the SW may provide views towards the proposed development. The proximity and scale of the allocation has the potential to impact on the building's setting therefore we would have expected a negative score here.</p> <p>Ga054 and Ga050 – both sites are located in proximity to SM 12334 Berryhill. The landscape and topography suggests that the monument is also a visible feature in the landscape. Both allocations have the potential to impact on the monument's setting therefore we would have expected a negative score here.</p>	
Historic Scotland	Appendix 1.6b Alternative options for settlements in Kincardine and Mearns 2013	<p>KM036 – site is adjacent to a scheduled monument SM5936 Marykirk, old parish church and burial ground. Limited screening (environmental/ seasonal factors) between scheduled monument and allocation. Further to this, the allocation would spread development to south and west of existing settlement, effectively surrounding the monument. Therefore, we would have expected a negative score here.</p> <p>KM087 – site contains SM 4596 Findlayston, cairn, enclosure and field systems 500m ENE. Due to large size of allocation, it is unclear at present what impacts (direct/ indirect) there will be potentially be on the scheduled monument. For this reason, Historic Scotland would have expected a negative score recorded.</p>	Revised in line with comments. See Appendix 1.6b.
Historic Scotland	Appendix 1.7b Alternative option for settlements in Marr 2013	Ma019 and Ma050 – sites are located within Alford Inventory battlefield and in close proximity to Auld Kirk, ring cairn (SM6). Large allocation extends into the battlefield boundary, as well as having potential impact on the setting of the monument, therefore we would have expected a significant negative score here.	Revised in line with comments. See Appendix 1.7b.
Historic Scotland	Appendix 6 Designated Sites	It would be useful if the quality and scale of the maps were increased as these changes would make them easier to read.	New maps added.
Scottish Natural Heritage	General Comments	Overall, this is a most comprehensive Interim SEA Report. We did however find Table 5.3 and 5.4 difficult to follow, and so it would be helpful if these were clarified at the Updated ER Stage.	Comment noted.

Consultation Authority	Issue	Concern / Comments	Action proposed
Scottish Natural Heritage	Non Technical Summary – Table 1.2 Mitigation Measures	It would be helpful if the entries for soil (and cultural heritage) included reference to relevant protective policies in the plan, as well as reference to the development management stage, as has been done for all the other SEA issues.	New protective policies added.
Scottish Natural Heritage	Plan, Programme or Strategy Context	Table 4.1 – Consider PPS relating to access under Human Health, e.g. Land Reform (Scotland) Act 2003 and the Scottish Outdoor Access Code. Para 4.1.3 – Another bullet point suggested – <ul style="list-style-type: none"> • Ensure avoidance of spread of invasive non-native species Para 4.4 – This refers to Appendices 7.2, 7.2.5 and 7.2.5 which do not appear to be included in this Environmental Report.	Amended in line with comments – see Table 4.1 and Paragraphs 4.1.3 and 4.4.
Scottish Natural Heritage	Assessment, mitigation and monitoring – Table 5.2 Mitigation Measures - Water	It is unclear why Main Issue 12 Land Supply and Distribution is not included here (e.g. in terms of water supply and wastewater treatment). Following this Main Issue 1 Climate Change could also be added here, since under this is proposed to be policy with regard to water efficiency.	Added to Table 5.2.
Scottish Natural Heritage	Assessment, mitigation and monitoring – Table 5.3 Proposed mitigation measures for vision and aims of the plan	Table is not clear. SEA topics are repeated in the left hand column and it is not clear how the rows relate to aspects of the vision and aims. The aims of the plan are not set out in this table. In addition, as regards mitigation we are not certain about the planning application stage/Development Management being the basis for mitigation, rather than other elements of the plan, e.g. general protective policies or site assessment criteria.	Table reformatted.
Scottish Natural Heritage	Assessment, mitigation and monitoring – Table 5.4 Mitigation/enhancement for development in the six areas of Aberdeenshire	Table is not clear. Some entries relate to specific allocations, but most appear general in nature. For those appearing to relate to a specific allocation, e.g. loss of open space for a health centre in Banchory, is mitigation to be included as a developer requirement or a development factor in the plan? Again reference here to mitigation being based on planning applications and development management is unclear in comparison say to reference to specific allocation requirements or general protective policies in the plan.	Table reformatted and clarified Table 5.2 and Table 5.3.
Scottish Natural	Assessment, mitigation and monitoring – Table	1) Water – We recommend water quantity as well as quality should be monitored, especially for the River Dee. This would be based on compliance with abstraction	Amended in line with comments – see Table

Consultation Authority	Issue	Concern / Comments	Action proposed
Heritage	5.5 Monitoring	<p>licences consented by SEPA.</p> <p>2) Soil – Development on carbon-rich soils could additionally be monitored, based on map data provided by JHI.</p> <p>3) Biodiversity – We suggest ‘protected habitats’ is broadened in scope to include important non-designated habitats such as Annex 1 habitats, ancient, long established and semi natural woodland, and BAP priority habitats.</p> <p>4) Climatic factors – It would be useful if efforts to encourage modal shift could be monitored, e.g. vehicle count and cycle counts</p>	5.5.
Scottish Natural Heritage	Appendix 1.1 Main Issues Assessment	<p>Main Issue 1 Climate Change – We note that Alternative 2 has more positive overall scoring than the preferred option, especially for Air, presumably because of bringing sustainable transport into the proposed policy. Please see our response to the Main Issues Report, where while warmly welcoming proposed policy and supplementary guidance, we do prefer alternative 2. The SEA would seem to support this.</p> <p>Main Issue 5 Wind Energy – Preferred option (wind energy spatial framework) – we wonder about the negative score for Landscape, given the role of the landscape capacity study within the framework. Text here states that the policy/issue seeks to minimise effects of wind energy development on landscape. Also we wonder about the neutral/negative score for Soil, given that protection of carbon-rich soils is one of the spatial layers included in the framework.</p>	Amended in line with comments – see Appendix 1.1.
Scottish Natural Heritage	Appendix 1.2b Alternative Options for Settlements of Banff and Buchan	Aberchirder BaB015 – this is scored as neutral for soil, climate and biodiversity, but being located on peat we would have anticipated a negative assessment of these issues.	Updated in line with comments received – see Appendix 1.2b.
Scottish Natural Heritage	Appendix 1.5b Alternative Options for Settlements in Garioch	Inverurie Ga060 – this is assessed as neutral in all regards but the rationale for this is unclear given that this would extend the boundary of existing sites H1, E1 and SR1.	Updated in line with comments received – see Appendix 1.5b.
Scottish	Appendix 1.6b	Drumoak Km034 – this is assessed as neutral for biodiversity but the MIR notes possible	Updated in line with all

Consultation Authority	Issue	Concern / Comments	Action proposed
Natural Heritage	Alternative Options for Settlements in Kincardine and Mearns	<p>impact on River Dee SAC, since this site is adjacent to the designated area.</p> <p>Kirkton of Durris Km057 – it is stated here that this site has planning consent, and so it is assessed as neutral in all regards. However the MIR states that the western expansion area would need planning permission and so assessment of potential expansion area in the LDP would be anticipate din this SEA.</p> <p>Stonehaven Km022 – this is assessed as neutral for biodiversity but from a desk assessment, some ancient woodland (long established, of plantation origin) appears to be present within the site.</p> <p>Woodland of Durris KM030 – this is assessed as neutral for both biodiversity and landscape, but the MIR states that development of the site is likely to have an adverse landscape impact and result in loss of habitat and woodland (site includes long established woodland of plantation origin and is in proximity to River Dee SAC). Therefore negative assessments would have been expected here for biodiversity and landscape.</p> <p>Woodland of Durris Km030 – similarly while this is assessed as neutral here for biodiversity, the MIR notes potential loss of woodland and biodiversity, so a negative assessment would also have been expected here.</p> <p>Invercrynock, Netherley Km050 – this site is assessed as neutral for biodiversity but is adjacent to the River Dee SAC (Crynock Burn).</p> <p>Peterculter West Km100 – this site is assessed as neutral for both biodiversity and landscape but the MIR states that the site is sensitive due to existing trees on site, with development likely to lead to loss of trees, and that as a prominent site is would be visually dominant. Therefore negative assessments would have expected here for</p>	comments received – see Appendix 1.6b.

Consultation Authority	Issue	Concern / Comments	Action proposed
		<p>biodiversity and landscape.</p> <p>Waterside Farm, Banchory Devenick Km044 – this site is assessed as neutral for both biodiversity and landscape, but the MIR states that the site could significantly impact on the (adjacent) River Dee SAC, would adversely affect biodiversity and is likely to have a significant adverse landscape impact. Therefore negative/significant negative assessments would have been expected here for biodiversity and landscape.</p>	
Scottish Natural Heritage	Appendix 1.7b Alternative Options for Settlements in Marr	<p>Banchory Ma017 – this appears to be missing from the SEA – in terms of biodiversity the MIR notes immediate proximity to River Dee SAC and that the site contains a significant area of mature trees, both with biodiversity value upon which development could have a negative impact.</p> <p>Finzean Ma044 – the assessment for biodiversity is neutral but the commentary (reflecting the MIR) notes negative effect in view of being in immediate proximity to River Dee SAC.</p> <p>Torphins Ma005 and Ma056 – the assessment for biodiversity is neutral for these sites but they are in immediate proximity to River Dee SAC and the MIR notes the scale of developments could impact upon the designation. Therefore the negative assessment would have been anticipated.</p> <p>Torphins Ma039 – this appears to be missing from the SEA – re biodiversity it is adjacent to River Dee SAC to the south.</p>	Updated in line with comments received – see Appendix 1.7b.
Scottish Natural Heritage	Appendix 1.8 Cumulative Effects	<p>Landscape, Human Health, Population and Material Assets appear to be missing as SEA Criteria.</p> <p>Water – we note the statement within the assessment as a result of a +/- score that although the MIR promotes water efficient technologies, the scale of water efficiency technologies envisaged may not be able to support the allocations. This makes</p>	Amended in line with comment. Noted.

Consultation Authority	Issue	Concern / Comments	Action proposed
		monitoring of this issue of water demand (see Table 5.5 above) all the more important.	
Scottish Natural Heritage	Appendix 2 Other Relevant Plans and Environmental Protection Objectives	<p>Under International-Nature Conservation the Ramsar Convention should be added, for the protection of wetland birds (this is included in Table 4.1 earlier.</p> <p>Amend the European Biodiversity Framework to 'EU Biodiversity Strategy to 2020.</p> <p>Under National Nature Conservation and Biodiversity should be added –</p> <ul style="list-style-type: none"> • Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species) • Protection of Badgers Act 1992 as amended • 2020 Challenge for Scotland's Biodiversity (2013) (which along with the 2004 document comprises the Scottish Biodiversity Strategy) <p>(These are included in Table 4.1 earlier)</p> <p>Under National-Health could be added the Land Reform (Scotland) Act 2003 in regard to access rights.</p> <p>Under Local-Access, Open Space and Landscape the entry for Aberdeenshire Landscape Character Assessment could be split into entries for the South and Central Aberdeenshire LCA (1998) and Banff and Buchan LCA (1997).</p>	Updated in line with all comments received – see Appendix 2.
Scottish Natural Heritage	Appendix 3 Baseline Information	<p>Re Appendix 3.4 Soil the entry for Geodiversity is blank. As a minimum GCR sites can be noted here (54 sites in Aberdeenshire – see details in SiteLink).</p> <p>Further baseline data as regards soils (including carbon-rich soils) may be available on the new 'Scotland's Soils' website – http://www.soils-scotland.gov.uk/.</p> <p>Re Appendix 3.5 Biodiversity, Flora and Fauna some trend information for international and national designated sites could be added by referring to the number of qualifying</p>	Added – see Appendix 3.4.

Consultation Authority	Issue	Concern / Comments	Action proposed
		<p>features that are in favourable conservation status (see data on SiteLink).</p> <p>Appendix 3.6 Human Health – the extent of core paths could be added here, perhaps expressed for sub-areas as a ration of length of core paths to population.</p>	
Scottish Natural Heritage	Appendix 5 Soil Maps	You may be in possession now of more specific soil information for Aberdeenshire, including carbon-rich soils, which may enable more targeted maps to be included. The new website for soil maps (see above) may be of assistance.	Added – see Appendix 3.28
Scottish Natural Heritage	Appendix 6 Designated Sites	<p>The maps are very small and so are difficult to see in any detail – can larger maps be included?</p> <p>We notice that Areas of Landscape Significance are shown on the map in Appendix 6.2, but understand this local landscape designation is no longer in force.</p>	Amended.
Scottish Environment Protection Agency	General Comments	<p>In general SEPA are satisfied that a detailed environmental assessment of the Main Issues Report has been carried out and recognise the significance of the piece of work due to the scale of allocations.</p> <p>Query regarding not all settlements and sites detailed in the Main Issues report (MIR) having been assessed due to having been assessed in the previous ER. This approach is acceptable if there has been no change in circumstances.</p> <p>Following a review of all sites, SEPA feel that in some instances a change in circumstances has not been included. As such SEPA ask that within the ER addendum clarification is provided of where and how all sites within the proposed Plan have been assessed.</p>	<p>Noted.</p> <p>Noted.</p> <p>Reviewed following discussion with SEPA. Assessments updated to reflect any changes in circumstance, i.e. change to site boundary/ allocation.</p>

Consultation Authority	Issue	Concern / Comments	Action proposed
		It would be extremely useful and recommend a table format detailing all site allocations in the proposed Plan, when they were assessed and if assessed in a previous ER that there are no changes in circumstances following Aberdeenshire Council, SEPA and other consultees considerations of the MIR site allocations.	Noted.
Scottish Environment Protection Agency	Non Technical Executive Summary	Soil – reference is made in the table to house building and development but as per SEPA scoping response other types of development such as wind farms and other renewables and associated infrastructure also have a potential to impact on carbon rich soils and peats. Reference is made here to managing waste and within mitigation measures in Table 1.2 to ensuring ‘that positive effects are enhanced and that minor negative effects do not worsen’. But avoidance of impacts on soils including peatlands is an emerging issue and we would have expected the ER and MIR to take cognizance of this. The issue overlaps those under climatic factors.	Amended in line with comment – see Tables 1.1 and 1.2.
Scottish Environment Protection Agency	Non Technical Executive Summary	Under Material Assets in Table 1.2 we would welcome reference to SEPA and the role we play in licensing Scottish Water Assets and temporary environmentally acceptable private drainage systems where connection to the public sewer is constrained due to capacity issues.	Revised in line with comments
Scottish Environment Protection Agency	Introduction and key facts about Aberdeenshire Local Development Plan	We are generally content with the background information presented. We would welcome inclusion of Table 5.7 detailing how the comments from consultation authorities on the scoping report have been analysed. As a minor point we would highlight that the first point under SEPA: SEA Policy Assessment Matrix – Human Health is an SNH point. We would have liked to see the scoping in/out of allocations/policies clearly detailed within Table 2.2.	Comment noted. Table amended in line with comment – see Table 2.2).
Scottish Environment Protection Agency	Outline and Objectives of the Aberdeenshire Local Development Plan	Table 3.5 makes reference to Appendix 7.4 which does not appear to have been attached to the ER. We note under Section 5.1 that the vision has already been subject to SEA. It would have been helpful if this had also been referenced under Section 3.6.	Amended in line with comment. Referenced under Section 3.5.

Consultation Authority	Issue	Concern / Comments	Action proposed
		We note under Main Issue 8 – Flooding and Erosion in Table 3.3 ‘An alternative would be to retain the policy as it is and delay update until the content of the Flood Risk Management Plans and the Strategic Flood Hazard maps is known’ – we would highlight for your information that we published new flood maps for Scotland on 15 January 2014 which will shortly be issued to each responsible authority. Further to this we query whether this alternative is now reasonable or needs to be reconsidered in your ER addendum.	Alternatives to preferred flooding policy included and new map added based on new data – see Appendix 3.20
Scottish Environment Protection Agency	Plan, Programme or Strategy Context	Table 4.1 – As a minor point for future reference we would highlight that: <ul style="list-style-type: none"> • Under water the Water Environment (Controlled Activities) (Scotland) Regulations 2011 have been amended and should be referenced as ‘Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended)’. • Under National we note that reference is made to NPF2 and the draft NPF3 however reference is only made to The Scottish Planning Policy. We would recommend you confirm this is only the published SPP by reference to 2010 or also include the draft SPP by referencing this separately 2013. • Under Water reference should be made to the new flood maps. 	Amended in line with comment – see Table 4.1.
Scottish Environment Protection Agency	Plan, Programme or Strategy Context	It is not clear if promotion of sustainable waste management; air quality, noise and odour, and protection of the marine environment (which are all issues we would expect to be covered in the LDP), have been considered within this section as part of the assessment – see SEPA planning guidance note entitled <i>Guidance on SEPA engagement with the development plan process</i> .	Amended in line with comment – see Para 4.1.3.
Scottish Environment Protection Agency	Plan, Programme or Strategy Context	We would highlight that under ‘ensure that the water quality and good ecological status of the water framework directive are maintained’, we would have expected reference to improving as well as protecting the water environment as through development there are significant opportunities to meet both these aims of the Water Framework Directive.	Amended in line with comment – see Para 4.1.3 and Appendix 2, Table 2.1.
Scottish	Plan, Programme or	Within Section 4.2 reference is made to ‘The detailed analysis of baseline data is	Amended in line with

Consultation Authority	Issue	Concern / Comments	Action proposed
Environment Protection Agency	Strategy Context	presented in Appendix B'. However Appendix B does not appear to have been attached to the ER. Nor do Appendices 7.2.4 and 7.2.5 which are referred to in Section 4.4.	comment.
Scottish Environment Protection Agency	Plan, Programme or Strategy Context	While some reference is made to water efficiency we would have liked to see more prominence given to water quantity and reference impacts on groundwater.	Noted and revised in line with comment – see Table 4.3.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Under climatic factors it states 'Flood risk can be mitigated through the use of buffer strips/open space'. In future work you may wish to consider referencing other flood risk mitigation measures such as landraising and compensatory storage.	Noted and revised in line with comment – see Table 4.3.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Under the Water Quality section beginning 'Liaise with developers to ensure new houses, factories....' We would have liked to see reference to the end avoiding impacts from cumulative drainage impact.	Added – see Table 5.3.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	In the last section of this list under Material Assets we note the statement 'Locate development in areas where mitigation measures will be required in the future (e.g. to prevent flooding, erosion, or replacement open space or natural heritage'. We suggest that if this section is to be repeated in the ER addendum you may wish to reword slightly. This is because it would imply that flood prevention measures are acceptable in areas at risk of flooding, whereby in line with SPP and the basic principles of sustainable flood risk management, such areas should be avoided.	Added – see Table 5.2.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Table 5.4 under Air Quality – we would have expected recognition here to the fact that air quality would go down in the actual area where the park and ride is located due to increase in cars going there. Over, however, we agree that this increase will be negated by wider positive implications.	Noted.

Consultation Authority	Issue	Concern / Comments	Action proposed
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	In future work you may wish to consider splitting a table such as this (Table 5.4) into the six areas, rather than the whole of Aberdeenshire. This would have made it easier to identify which mitigation /enhancement measures are specific, address issues within individual areas of Aberdeenshire and which relate to the whole region.	Table split into two with clear distinction between effects on area by area basis (Table 5.3)
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	We note the mitigation/enhancement measure 'encourage development that removes contaminated land of a former landfill at Blackdog'. We would highlight that unless very carefully managed remediation could have significantly negative impacts on groundwater and surface water.	Added – see Table 5.2.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	We are pleased to note that in response to our scoping comments 'Where negative effects are identified, revising the draft Plan to remove the effect (i.e. avoid) is the best form of mitigation. We would like the ER to make it clear how carrying out SEA informed the Plan which is being consulted upon at the same time' it will be made clear at the proposed Plan stage how the SEA has influenced the Plan.	This approach was adopted in line with comment.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Under Section 5.5 reference is made to 'The framework for monitoring significant effect of implementation of the plan is shown in Table 5.8 below' and reference is also made to Table 5.8 in Section 5.9. However there does not appear to be a Table 5.8 in the ER.	Amended – see Sections 5.5 and 5.9.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Under Water Quality in Section 5.5 as cognisance of the issues around water abstraction from the River Dee we would have liked to see water quantity as well as the proposed water quality monitored. We note under <i>where can the information be obtained</i> abstraction rates of the River Dee is already listed.	Revised in line with comment – see Section 5.5.
Scottish Environment Protection Agency	Assessment, Mitigation and Monitoring	Under Soil as detailed in our comments on the MIR, with the increasing pressure for windfarm/renewable energy developments, organic rich soils including peat have become a key issue and therefore we would have liked to see more prominence given to	Revised in line with comment – see Section 5.5.

Consultation Authority	Issue	Concern / Comments	Action proposed
Agency		soil resources including peat. As such we would have liked to see the reduction in disturbance of organic rich soil including peat included here.	
Scottish Environment Protection Agency	Appendix 1.1 Main Issues	Main Issue 1: We would question the statement that 'The policy would have a positive impact on water through the requirement for water efficiency measures' as we understand this would be in relation to new development so any increase in development even with water efficiency measures is still going to increase water abstraction rates which is a cause for concern particularly in relation to the River Dee. Therefore it may be more appropriate to consider this as having mixed positive and negative effects on water.	Revised in line with comment – see Appendix 1.1.
Scottish Environment Protection Agency	Appendix 1.1 Main Issues	We note and agree that Alternative 2 has more positive overall scoring for air and biodiversity than the Preferred Option and as per our comments on the MIR, in so far as out remit is concerned, it is our preference.	Revised in line with comment – see Appendix 1.1.
Scottish Environment Protection Agency	Appendix 1.1 Main Issues	Main Issue 4: we would question the statement that 'it is likely to have minimal impact on the water environment in the absence of public sewerage infrastructure'. We would highlight, and have referenced in our response to the MIR, that consideration should have been given to cumulative drainage impact.	Revised in line with comment – see Appendix 1.1.
Scottish Environment Protection Agency	Appendix 1.2a Preferred Options for settlements in Banff and Buchan, LDP 2012	Banff – EH1 has not been included (MIR: already has planning permission) nor allocation EH2 (MIR: No masterplan, development framework or planning application has been received to date).	EH1 and EH2 added – see Appendix 1.2a.
		Macduff EH1 and E1 – as per our MIR comments there are possible sewerage capacity issues so we would have liked to see reference made to this in the comments column and negative impact rating on water.	Revised as per comment – see Appendix 1.2a
		New Aberdour EH1, EH2 and H1 – would highlight could have been slightly positive effects on water, if as per our MIR comment, adequate attenuation in SUDS to address surface water flooding issues.	Revised as per comment – see Appendix 1.2a
		Rosehearty – H3 has not been included (MIR: No masterplan, development framework	H3 (EH1) added – see

Consultation Authority	Issue	Concern / Comments	Action proposed
		or planning application has been received to date).	Appendix 1.2a.
		Whitehill – H1 has not been included (MIR: No masterplan, development framework or planning application has been received to date).	H1 added – see Appendix 1.2a.
Scottish Environment Protection Agency	Appendix 1.3a Preferred Options for settlements in Buchan, LDP 2012	Auchnagatt - we would refer to our MIR comments regarding limited public sewer connection which could have negative effects on water and material assets.	Revised as per comment – see Appendix 1.3a
		Crimond – EH1 has not been included (MIR: No masterplan, development framework or planning application has been received to date).	EH1 added – see Appendix 1.3a.
		Cruden Bay – EH2 has not been included (MIR: already has planning permission) nor allocation EH1 (MIR: No masterplan, development framework or planning application has been received to date).	EH2 deleted from LDP. EH1 added – see Appendix 1.3a.
		Fetterangus – EH1 has not been included (MIR: This development has been built out).	EH1 deleted from LDP.
		Mintlaw – EH3 has not been included (MIR: already had a planning application in principle submitted, although this was refused) nor allocation EH1 and EH2 (MIR: No masterplan, development framework or planning application has been received to date).	EH3, EH1 and EH2 added – see Appendix 1.3a.
		New Pitsligo – not clear why this settlement is not included, EH1, 2 and 3 assessed in MIR.	EH1, 2 and 3 added – see Appendix 1.3a.
		Peterhead – should CC reference be CC1? EH2, EH3 and H2 not included (MIR: already granted planning permission). We would refer you to our comments on flood risk for site EH2 and 3 in our MIR response.	Amended in line with comment – see Appendix 1.3a.
		St Combs – water recorded as neutral, see comments in our MIR response regarding pluvial and fluvial issues could have negative effect.	Revised as per comment – see Appendix 1.3a.
		Strichen – water is recorded as neutral, see comments in our MIR response regarding required upgrade of waste water infrastructure which could have a negative effect on water and material assets.	Revised as per comment – see Appendix 1.3a.
Scottish	Appendix 1.4a Preferred	Belhelvie – see comments in MIR response on concerns regarding waste water drainage	Amended in line with

Consultation Authority	Issue	Concern / Comments	Action proposed
Environment Protection Agency	Options for settlements in Formartine, LDP 2012	which we would consider a negative impact.	comment – see Appendix 1.4a.
		Daviot – please note comment in MIR response regarding upgrade required for waste water treatment works which we consider a significant negative impact on water and material assets.	Amended in line with comment – see Appendix 1.4a.
		Pitmedden – EH1 has not been included (MIR: planning application has already been applied for, although this was refused).	EH1 added – see Appendix 1.4a.
		Udny Green - EH1 has not been included (MIR: already has planning permission).	Site deleted from LDP.
		Westfield Foveran – E1 has not been included (MIR: already has planning permission in principle).	E1 added – see Appendix 1.4a.
Scottish Environment Protection Agency	Appendix 1.4b Alternative for settlements in Formartine, LDP 2013	Ellon – see comments in MIR response on FM083 regarding wetlands on site so possible negative effects on water/biodiversity.	Revised in line with comment – see Appendix 1.4b.
		Woodhead – FM011 we note the statement that “SEPA has identified Woodhead as area where the proliferation of private waste water drainage systems is currently causing environmental problems. In light of this, the proposed private drainage system could have a significant negative impact”. To update you, as per our MIR response, our waste water drainage GIS layer is currently under review and Woodhead has been put forward for removal. We therefore recommend you reconsider the assessment of significant negative impact to negative impact within the ER Addendum.	Revised in line with comment – see Appendix 1.4b.
Scottish Environment Protection	Appendix 1.5a Preferred Options for settlements in Garioch, LDP 2012	Blackburn – M1 we would refer you to our comments on the MIR regarding waste water drainage and potential negative effect on material assets.	Revised in line with comment – see Appendix 1.5a.

Consultation Authority	Issue	Concern / Comments	Action proposed
Agency		Sauchen and Cluny – H1 and H2 we would refer you to our comments on the MIR regarding waste water drainage and potential negative effect on material assets.	Revised in line with comment – see Appendix 1.5a.
		Dunecht – EH1 has not been included (MIR: planning permission in principle is pending).	EH1 added – see Appendix 1.5a.
		Hatton of Fintry – we would refer you to our comments on the MIR regarding waste water drainage and potential negative effect on material assets.	Revised in line with comment – see Appendix 1.5a.
		Inverurie – H2 it is noted was in the shape files but not included in the MIR or ER. Allocation E2 has not been included (MIR: planning permission for access road only). EH4 has not been included (MIR: under construction so designation should be removed). We are not clear what F G77, G162, G129 and G94 designations are and clarification of this in the ER addendum would be welcome. As a general comment on this settlement we would refer you to our general comments on Inverurie in the MIR on waste water drainage which may also be considered a negative under water.	Revised in line with comment. F G77, G162, G129 and G94 references refer to past designations which have since been renamed. Report updated accordingly.
		Keithhall – H1 has not been included (MIR: yet to be progressed).	H1 added – see Appendix 1.5a.
		Kinmuck – H1 has not been included (MIR: planning permission granted).	H1 added – see Appendix 1.5a.
		Kintore – EH1, EH2 and EH3 have not been included (MIR: planning applications submitted but embargo on development). Biodiversity is rated as neutral but we would highlight our comments in MIR regarding the Tuach Burn which passes through site so could be negative effects.	EH1, Eh2 and EH3 added – see Appendix 1.5a.
		Kirtkon of Skene – EH1 has not been included (MIR: under construction so remove designation).	Site deleted from LDP.
		Millbank – M1 has not been included (MIR: planning permission refused).	M1 added – see Appendix 1.5a.

Consultation Authority	Issue	Concern / Comments	Action proposed
		Old Rayne – EH2 see comments on MIR highlighting the site overlaps the River Urie which has a no deterioration objective so consider if water and biodiversity should be changed from neutral to negative if reassessed in ER addendum.	Revised in line with comment – see Appendix 1.5a.
Scottish Environment Protection Agency	Appendix 1.5b Alternative for settlements in Garioch, LDP 2013	Sauchen and Cluny – Ga049 we would refer you to our comment on the MIR in regard to waste water drainage capacity at Sauchen Works which are a negative effect on water and material assets.	Revised as per comment – see Appendix 1.5b.
		Durno – Ga003 see our comments on MIR, we would have serious concerns regarding any future development in Durno due to the high level of private waste water drainage proliferation, this includes both discharges to land and water. Durno has been put forward for inclusion in our waste water drainage consultation GIS layer. As such we would expect soil (as discharges to land), water and material assets to be assessed as significant negative.	Revised as per comment – see Appendix 1.5b.
		Kintore – Ga024 in the comments column we note the statement that this is “a small development that will generally have a neutral impact”. In this regard we would refer you to our MIR comments that the site includes both the Tuach Burn and other watercourses, mostly tributaries, so potential to have negative effects on water and biodiversity.	Revised as per comment – see Appendix 1.5b.
		Westhill – Ga034 and Ga075 refer comments on MIR regarding Brodiach Burn which runs through the site so could be negative effects on water.	Revised as per comment – see Appendix 1.5b.
		We highlight Ga020 (Upper Sauchen) and Ga012 (Corners, Midmar) are listed under Westhill rather than with the other ‘Landward’ sites.	Revised as per comment – see Appendix 1.5b.
		Landward – Ga057 see comments on MIR regarding possible negative impacts on drainage and water supply for Little Goval.	Amended – see Table 1.5b.
Scottish Environment Protection	Appendix 1.6a: Preferred option for settlements in	Elsick – M1 has not been included (MIR: planning permission in principle granted).	M1 added – see Appendix 1.6a.
		Fordoun – It is not clear what K81 and K118 designations are and clarification of this is	Revised as per

Consultation Authority	Issue	Concern / Comments	Action proposed
Agency	Kincardine and Mearns LDP 2012	requested in the ER addendum.	comment – see Appendix 1.6a.
		Kirkton of Maryculter – H1 has not been included (MIR: planning permission in principle pending).	H1 added – see Appendix 1.6a.
		Marywell – EH1 we would refer you to our MIR comments, as we have raised concerns regarding waste water drainage and potable water supply which would be considered negative effects on water and material assets.	Revised as per comment – see Appendix 1.6a.
		Park – H1 has not been included (MIR: awaiting submission of planning application).	H1 added – see Appendix 1.6a.
		Stonehaven – see general comment on MIR for Stonehaven raising concerns with cumulative impact of all developments on waste water drainage infrastructure which should be considered a negative effect for water and material assets.	Revised as per comment – see Appendix 1.6a.
		Woodlands of Durris – see comment in MIR regarding drainage capacity issues so should be considered negative effect for water and material assets.	Revised as per comment – see Appendix 1.6a.
Scottish Environment Protection Agency	Appendix 1.6b: Alternative option for settlements in Kincardine and Mearns LDP 2013	Fordoun – KM019 not clear why the statement under the other sites “Water and Material Assets has a significant negative impact due to the lack of capacity at WWT” is not also included here?	Revised as per comment – see Appendix 1.6b.
		Kirkton of Durris – KM057 while we note this is a functioning quarry with planning consent the MIR states the extension would require planning consent and raises the issue of flood risk. Therefore we consider the bid side should not be considered neutral and should be reassessed in regard to the extension within the ER Addendum.	Revised as per comment – see Appendix 1.6b.
		Kirkton of Durris – KM059 we note the “Water and Material Assets represent a significant negative impact due to the lack of WWT”. We would also highlight, as referenced in our MIR comments, the negative effects from constraints on potable water provision.	Revised as per comment – see Appendix 1.6b.
		Laurencekirk – KM104 has not been included (MIR: Redevelopment of former Mearns Academy Site).	KM104 added – see Appendix 1.6b.
		Marykirk – KM036 as per our comments on the MIR we do not support this site due to	Revised as per

Consultation Authority	Issue	Concern / Comments	Action proposed
		flood risk issues which should be recorded as significant negative if reassessed in ER addendum.	comment – see Appendix 1.6b.
		Marykirk – KM084 – as per our comments on the MIR flood risk is a constraint here and we would have expected this to be highlighted as a negative in the summary text.	Revised as per comment – see Appendix 1.6b.
		Muchalls – KM018 as per our comment in the MIR, concerns regarding potable water capacity so water may have negative effect.	Revised as per comment – see Appendix 1.6b.
		Landward Bid Sites – KM050 we would refer you to our comments on the MIR relating to flood risk which would be an additional negative effect.	Revised as per comment – see Appendix 1.6b.
		KM044 we would refer you to our comments on the MIR relating to flood risk which should be considered a significant negative effect.	Revised as per comment – see Appendix 1.6b.
Scottish Environment Protection Agency	Appendix 1.7a: Preferred option for settlements in Marr LDP 2012	As a minor point would highlight that within the contents section on pages 2 of the ER this heading refers to ‘alternative option’ and not preferred option.	Noted.
		Cairnie – H1 has not been included (MIR: planning permission approved).	H1 added – see Appendix 1.7a.
		Clatt – H1 we would refer you to our comments on the MIR relating to waste water drainage concerns which should be considered a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Drumdelgie – M1 we would refer you to our comments on the MIR relating to waste water drainage concerns which should be considered a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Finzean – EH1 we would refer you to our comments on the MIR relating to corner of the site being at flood risk which you may wish to consider a negative effect if reassessed in ER addendum.	Revised as per comment – see Appendix 1.7a.
		Inchmarlo – H1 we would refer you to our comments on the MIR relating to water	Revised as per

Consultation Authority	Issue	Concern / Comments	Action proposed
		abstraction which could be a negative effect for water and material assets.	comment – see Appendix 1.7a.
		Keig – H1 we would refer you to our comments on the MIR relating to waste water drainage which could be a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Kincardine O’Neil – all allocations we would refer you to our comments on the MIR relating to waste water drainage which could be a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Logie Coldstone – M1 as per our comment on the MIR the ER makes reference to waste water drainage issues. We would therefore have expected a negative effect on water and material assets.	Revised as per comment – see Appendix 1.7a.
		Lumsden – all allocations we would refer you to our comments on the MIR relating to waste water drainage which could be a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.-
		Monymusk – all allocations we would refer you to our comments on the MIR relating to waste water drainage which could be a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Ruthven – EH1 has not been included (MIR: No master plan, development framework or planning application has been received to date).	Revised as per comment – see Appendix 1.7a.
		Tarland – M1 we would refer you to our comments on the MIR relating to waste water drainage which could be a negative effect for water and material assets.	Revised as per comment – see Appendix 1.7a.
		Towie – H1 we note positive rating but would refer you to our comments on the MIR relating to waste water drainage and flood risk which could be a negative effect for water, material assets and climate change.	Revised as per comment – see Appendix 1.7a.
Scottish Environment	Appendix 1.7b: Alternative Options for	Aboyne – Ma013 we would refer you to our comment on the MIR highlighting surface water flooding as an issue on this site.	Revised as per comment – see

Consultation Authority	Issue	Concern / Comments	Action proposed
Protection Agency	Settlements in Marr LDP 2013		Appendix 1.7b.
		Alford – Ma050, Ma019, Ma036 and Ma034 we would refer you to our comments on the MIR relating to flood risk which would be a negative effect. Ma068 (removal of site) and Ma074 (reserve site for use car park) have not been included.	Text revised and Ma068 and Ma074 added – see Appendix 1.7b.
		Banchory - all allocations we would refer you to our comments on the MIR relating to waste water drainage and abstractions which are negative effects for water and material assets. Ma060 and Ma061 we would refer you to our comments on the MIR relating to flood risk which would be a negative effect. Ma017 has not been included (previously subject to examination).	Text revised and Ma017 added – see Appendix 1.7b.
		Drumblade – Ma009 we would refer you to our comments on the MIR highlighting flood risk which might have a negative effect.	Revised as per comment – see Appendix 1.7b.
		Finzean – Ma044 we would refer you to our comments on the MIR highlighting flood risk which might have negative effect.	Revised as per comment – see Appendix 1.7b.
		Glenkindie – Ma028 we would refer you to our comments on the MIR highlighting flood risk as a significant negative effect and prevents site from being suitable for development.	Revised as per comment – see Appendix 1.7b.
		Lumphanan – Ma042 we would refer you to our comments on the MIR highlighting flood risk as a negative effect.	Revised as per comment – see Appendix 1.7b.
		Torphins – Ma039 has not been included (MIR: allocated as BUS site and bid for change of use).	Ma039 added – see Appendix 1.7b.
		Landward site – Ma059, Ma035, Ma032, Ma023, Ma037 and Ma006 we would refer you to our comments on the MIR highlighting flood risk as a potential negative effect.	Revised as per comment – see Appendix 1.7b.
Scottish	Settlement options -	We would take this opportunity to highlight that, as detailed in our MIR response, the	Strichen, Cluny &

Consultation Authority	Issue	Concern / Comments	Action proposed
Environment Protection Agency	MIR	inclusion of the following sites in the Plan would raise serious environmental concerns for us and as such should be assessed within the ER addendum as having significant negative effects. Flood risk: H1 Strichen, FM038 Middlemuir, H1 Cluny & Sauchen, EH1 Cluny & Sauchen, GA066 Cluny & Sauchen, H1 Inch, GA078 Inverurie, GA079 Inverurie, GA015 Inverurie, GA025 Kintore, EH2 Old Rayne, GA004 Old Rayne, KM036 Marykirk, KM037 Stonehaven, KM033 Netherly, KM029 Netherly, KM044 Waterside, MA028 Glenkindie, MA046 Huntly, MA014 Inchmarlo, MA005 Torphins, MA032 Alford. Waste water drainage – land and water environment: GA003 Durno. Landfill - air, water, land: Ma015 Cammieswood, Banchory.	Sauchen and Inch issues addressed in consultation with SEPA.
Scottish Environment Protection Agency	Appendix 1.8 Cumulative Effects of the Preferred Options	Query with regard to the statement 'For Climate change, Green networks and biodiversity, safeguarding resources options, the effects are likely to be positive because of measures such as water saving technologies'. Water abstraction, especially from the River Dee is already an existing issue and as such even with water saving technologies any new development will exasperate this.	Revised as per comment – see Appendix 1.8.
Scottish Environment Protection Agency	Appendix 1.8 Cumulative Effects of the Preferred Options	Emphasis appears to be given to impact on soil from house building but due to the proliferation of small wind turbines developments in Aberdeenshire we would highlight wind energy projects as a potential area of impact that also needs to be considered referenced in the ER Addendum.	Revised as per comment – see Appendix 1.8.
Scottish Environment Protection Agency	Appendix 1.9 – Policy/Main Issue Assessment Criteria	Under positive effects we would have liked to see this include reference to avoidance as well as “sustainable flood management measures”.	Revised as per comment – see Appendix 1.9.
Scottish Environment Protection Agency	Appendix 1.9 – Policy/Main Issue Assessment Criteria	Under biodiversity we would have liked to see reference to removal of Invasive Non Native Species, especially water borne ones in so far as our interests are concerned under positive effects.	Revised as per comment – see Appendix 1.9.
Scottish Environment	Appendix 10 – Bid Assessment Criteria	It is not clear if under water 'Waste water drainage hotspots' refers to SEPA's Waste water drainage consultation areas. If so would suggest rewording so this is clearer in ER	Revised as per comment – see

Consultation Authority	Issue	Concern / Comments	Action proposed
Protection Agency		Addendum.	Appendix 1.10.
Scottish Environment Protection Agency	Appendix 2: Other Relevant Plans and Environmental Protection Objectives	Under water we would highlight that the Water Framework Directive has two aims to protect and improve so reference should be made to this under the main requirements column if updated in ER addendum.	Revised as per comment – see Appendix 2.
Scottish Environment Protection Agency	Next Steps	We are satisfied with the proposal for a 12 week consultation period for the next ER Addendum. As a minor point we highlight the errors under the expected time frame with reference to 2012 and 2013 instead of 2013 and 2014.	Noted. Amended in line with comment.

APPENDIX 1: ASSESSMENTS

Appendix 1.1 Policies and Supplementary Guidance

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Generic Assessment	--	--	--	-	--	+/-	++	++	+ +/-	--	<p>Air: Policies affecting development are likely to have short term adverse effects on air quality during the construction phase, as they will, generally, seek to facilitate development. It is also likely that a policy affecting development will, to some extent, increase car based travel and therefore have a negative impact, with this impact being significant where development is located in or around towns close to breaching the EU objective. A policy which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.9.</p> <p>Water: A policy direction affecting development near a watercourse is likely to have short-term negative effects via changes in water table, stream flows, site water budgets, localised flooding, silt deposition and water-borne pollution. There would also be negative impacts from a policy direction which fails to promote water efficiency measures, ensure adequate space for sustainable urban drainage systems (Suds), results in private water abstraction or prevents allocations from presenting risks to flooding or fails to ensure that allocations connect to public sewage infrastructure. Negative impacts are likely to be significant if a policy fails to require a public waste water connection, allows development to exceed consented abstraction capacity within the public water system, or results in the downgrading of a water bodies ecological status through pollution or physical impacts, i.e. through engineering works. A policy which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.9.</p> <p>Soil: A policy which promotes development on any land is likely to have short-term negative effects on loss, sealing, soil erosion, desegregation, compaction and pollution during construction phases. Other negative impacts are likely where a policy direction would have an adverse impact on sites of local importance to geodiversity, allows loss of prime agricultural land and does not promote re-development of brownfield sites. A policy direction could have a significant medium/long term impact if they promote or allow development on geodiversity sites of national importance (GCR) and/or on carbon rich soils.</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
	-	..	+/-	++	++	+ +/-	..	<p>A policy direction which does not have these characteristics is likely to have neutral or positive impacts, in line with the scoring criteria set out in Appendix 1.9.</p> <p>Biodiversity: A policy direction affecting development on greenfield land is likely to have a short-term negative effect on biodiversity. Further negative impacts are likely when a policy direction would have an adverse impact on the wider biodiversity, i.e. through significant land take and loss of trees etc. Impacts are likely to be significant where a policy undermines the conservation objectives or integrity of European, National or Local nature conservation designations, has a detrimental impact on protected species and their habitat, Annex 1 habitats, or result in the fragmentation of wildlife corridors is likely to have a significant medium/long term negative impact on biodiversity. A policy direction which does not have these characteristics is likely to have neutral or positive impacts, in line with the scoring criteria set out in Appendix 1.9.</p> <p>Climate: A policy direction which leads to an increase in consumption of energy derived from fossil fuels (i.e. private car use, management of existing and new buildings) or fails to prevent development in flood risk areas, is likely to have long-term negative effects on climatic factors, i.e. higher CO₂ emissions. A policy direction which does not have these characteristics is likely to have neutral or positive impacts, in line with the scoring criteria set out in Appendix 1.9.</p> <p>Landscape: A single development in the countryside or adjacent to a settlement is itself unlikely to have a significant effect on landscape, though it may have a negative impact on townscapes or local landscapes. However, a policy direction affecting development could potentially have significant cumulative medium-term effects on landscape features, their setting and character. This is because the nature of land use in areas where development take place changes, i.e. from greenbelt to semi-urban. A similar effect of policy is the reduction of land cover through development. The relationship between land forms and land use; field pattern and boundaries as well as buildings and structure will change through policies that promote development. Through development, people's experience of the landscape (i.e. openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations) will also change. However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-term effects. On the positive side, policies that support the redevelopment of degraded brownfield are likely to have a positive impact on landscape. The effects of policies are therefore likely to be mixed.</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
	-	-	-	-	-	+/-	++	++	++/-	-	<p>Material asset: A policy that promotes new development provides the scope for the creation of fixed assets such as affordable housing, the use of natural and material assets such as schools, and the promotion of waste minimisation, recycling and composting. The quality of new asset created through development depends on the availability of supporting assets, including 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); as well as waste management infrastructure (waste collection, transfer stations and composting facilities). While policies which promote development may increase put strain on some existing material assets, in the long-run the effects are likely to be significantly positive.</p> <p>Population and human health: A policy direction affecting allocations is likely to have long-term positive effects. 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. Policies concerning employment allocations can also have a long term positive impact on human health and population by providing job opportunities. In addition, since new homes are more energy efficient than the existing stock; they could reduce running costs and assist in decreasing fuel poverty. However, policies affecting development are also likely to reduce air quality and therefore have long-term of effect on human health. In light of this, the impacts of new policies are likely to be mixed, with 'significant positive' and negative impacts.</p> <p>Cultural Heritage: Where a policy adversely affects, or fails to give adequate protection to, a cultural heritage designation i.e. scheduled monuments; listed buildings; gardens and designed landscapes and archaeological sites, and battle fields, the adverse effects are likely to be long-term and significant. These effects may weaken the sense of place and the identity of existing settlements and landscape character in places. Invariably a development site could adversely affect the built features, context, pattern of past historic use and the associations of the historic environment. A policy which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.9.</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (S)
Preferred Option on Employment Land	-	-	-	-	-	+	++	++	+/-	-	Policy B1 Employment land This policy seeks to approve, subject to other policies, new employment uses on land allocated/identified for business uses subject to exceptions that homeworking for SME and minor house extensions could be allowed with any effects on amenity and character of other properties as set out within the policy. This is essential allocation for the future development of employment land and some minimal use of homes and or extensions. The policy ensures allocated employment sites are developed for suitable employment purposes and also to protect these sites from non-employment development; existing employment use is retained and protected. While the effects of this policy will move generally in the direction of the generic assessment, they are less likely to be significant because of scale and protection offered by the policy. Our assessment reflects or judgement.
Alternative Option on Employment Land	:	:	:	-	:	+/-	++	++	+/-	:	An option is to maintain LDP 2012 policy without introducing any emphasis on ensuring that land allocated for business purposes and for employment land is used only for that purposes. It adopts an open policy where Aberdeenshire is seen as "open for business". This open policy is therefore likely to have more adverse effects on the environment than the proposed preferred option and similar to the generic assessment.
Preferred Option on Town centres and retailing	+/-	0	+	0	0	0	0	0	0	+	Policy B2 Town centres and office development Retail and other high footfall generating uses, including office developments, will only be permitted in designated town centres unless a sequential assessment (and in the case of retail proposals a retail impact assessment) demonstrates an alternative site is appropriate. This option is likely to have both positive and negative on air quality because while it will limit the need for car travel to out of town locations and promote active travel in town centres, it may also increase traffic congestion in some towns. Likely to have a positive impact on climatic factors by supporting active travel. Likely to have neutral impacts on all other receptors. For this reason, the combined effect of this policy is very minimal on the receptors compared with the generic assessment. The possibility of reusing existing derelict buildings is likely to have positive effect on empty listed buildings within conservation areas being brought back into use.

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Alternative Option on Town Centres and office development	+/-	0	+	0	0	0	0	0	0	+	Maintains 2012 LDP policy without introducing a sequential approach for Class 4 office uses to support town centres.
Preferred Option on Tourist facilities	0	0	0	0	0	0	+	+	+	0	Policy B3 Tourist Facilities 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 an impact upon the nature conservation, landscape character or amenity value of the area, within the Rural Housing Market area. It welcomes development of new tourist facilities and refuses applications for conversion of existing tourist facilities to alternative uses subject to exceptions. It supports shops which will act as a new or support an existing tourist destination, and which will make a contribution to the development of the area with no significant adverse effect on the vitality or viability of existing town centres subject to other policy. It is likely to have positive effects on material asset and population in the rural areas. The effects on other receptors are likely to be minimal or neutral.
Alternative Option on Tourism facilities	-	0	-	0	0	0	0	0	-	0	An option will be to retain the 2012 LDP policy which that does not provide a framework for dealing with cumulative effects on retail in the countryside. The effect of this alternative policy is therefore likely to have some negative effects on receptors such as air and climate and health compared with the preferred option. The effects are unlikely to be significant.
Preferred Option on Special development areas	0	0	0	0	0	0	+	+	+	0	Policy B4 Special development areas It enables business development within the regeneration area by allowing cofunding through modest housing developments (under SG Regeneration Priority Area). Approves development proposals which are means to enable the start-up of an employment, leisure or tourism use; essential for enabling regeneration or rural economic diversification opportunity up to 5 houses in all but exceptional cases). This policy is also likely to have a minimal effect on the receptors as it promotes minimal development in regeneration areas. It allows for creation of some modest material assets, population and human health. Promotes development in the Energetica Corridor to adhere

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
											to a design and sustainability vision. This policy is likely to have a minimal effect on the receptors as it promotes minimal development in regeneration areas.
Preferred Option on Special development areas	0	0	0	0	0	0	+	+	+	0	Supplementary Guidance Regeneration Priority Area Map based supplementary guidance providing boundary information for Regeneration Priority Area. It allow for creation of some modest material assets, population and human health.
Preferred Option on Special development areas	0	0	0	+	+	+	+	+	+	0	Supplementary Guidance Energetica Placemaking Approves development, which demonstrates the highest levels of economic, social and environmental sustainability; energy performance future-proofing; careful layout siting and design; and where open space is used to promote active lifestyles and there is provision of high quality landscaping. This policy is a protective and enhancement policy that promotes high design, placemaking and landscape. It is therefore likely to have significant positive effects on the character of the corridor and positive on landscape; create high value in assets as well as support biodiversity, population and human health. Our assessment reflects or view.
Alternative Option on Special development areas	0	0	0	+	+	+	+	+	+	0	The alternative option is to maintain 2012 LDP policy on business development without clarifying how business allocations relate to the Energetica Framework. The alternative is not likely benefit from good quality placemaking and the value it adds to material assets. For this reason the alternative is less positive than the preferred option.

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Preferred Option on Special rural areas	0	0	0	0	+/-	+/-	+	+	+	0	Policy R1 Special rural areas Housing and business development opportunities will be significantly restricted in the green belt and coastal zone to reflect the special nature of these areas. The policy allows very minimal and essential development within the greenbelt and coastal zone and outwith the greenbelt and coastal zone in the rural housing market. These allowances are subject to protective policies on the environment. However, the policy allows development under certain circumstances when the social and economic benefits outweigh any adverse environmental impacts. It must also be demonstrated that any development will not contribute to the coalescence of coastal developments; respect the character and amenity of the surrounding area; not be at risk of flooding and associated processes; will have no impact on water quality and will not significantly adversely impact on natural coastal processes and habitats. For this reason the effects are likely to be mixed for biodiversity and landscape.
Preferred Option on Special rural areas	0	0	0	0	+/-	+/-	+	+	+	0	Supplementary Guidance The Coastal Zone Map based supplementary guidance providing boundary information for the Coastal Zone. As stated above possible effects include mixed for biodiversity and landscape.
Alternative Option on Special rural areas	0	0	0	0	+/-	+/-	+	+	+	0	An alternative is to adopt 2012 LDP policy which is ambiguous to interpret and unclear on how to apply it. The effects a lack of protection for the environment and the limits where and how development will take place in the greenbelt, coastal zone and in the rural housing market with certainty. The effects on biodiversity and landscape are likely to be more significant than those of the preferred option.
Preferred Option on Housing and business development elsewhere in the countryside	0	0	0	0	+/-	+/-	+	+	+	0	Policy R2 Housing and business development elsewhere in the countryside Development proposals in the countryside outwith the Aberdeen City greenbelt and coastal zone will be restricted to small scale development that would be permissible under the greenbelt policy; if it is for the refurbishment or replacement of an existing house or disused building, or it is on a site which has previously been developed and is now redundant; if it is for development that contributes to the organic growth of an identified settlement; or if it is for a single dwelling house associated with the retirement succession of a viable farm holding. In addition, proposals in the 'intermediate' areas of the Rural Housing Market Area will also be permissible if they are small scale employment proposals, or are an appropriate addition to an existing cluster or group. The effects are there likely to be very minimal.

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Alternative Option on Housing and business development elsewhere in the countryside	0	0	0	0	+/-	+/-	+	+	+	0	An alternative is to adopt 2012 LDP policy which is ambiguous to interpret and unclear on how to apply it. The effects a lack of protection for the environment and the limits where and how development will take place in the rural housing market is likely to have adverse effects on biodiversity and landscape than those of the preferred option.
Preferred Option on Minerals and Hill tracks	+/-	-	0	-	-	-	+	0	0	0	Policy R3 Minerals and Hill tracks Minerals development will generally be permitted subject to mitigation of transportation impacts, cumulative impacts, buffer distances, restoration arrangements and other relevant issues. This policy seeks to approve mineral development, subject to other policies, and various criteria relating to relevant environmental assessment; transport assessment, appropriate buffers the market area's mineral landbank; reuse of secondary material and detail of phasing. Development involving hill tracks will only be permitted if it can be satisfactorily integrated into the landscape and respects existing and historic pathways. This policy seeks to approve development involving vehicle hill tracks, subject to other policies, if the hill track it minimises environmental impacts, such as soil erosion, on the environment including habitats and water bodies; and a satisfactory maintenance programme has been agreed with the Planning Authority. While mineral works and hills tracks are likely to have some effects on air, water, soil, material asset and landscape as assessed, the protective policies built to the policy and SGs minimises these potential adverse effects.
Alternative Option on Minerals and Hill tracks	-	-	0	-	--	--	+	0	0	0	An alternative 2012 LDP policy does not provide clarity and the benefits of reinstatement. The uncertainty is likely to have adverse effects on biodiversity and landscape than those of the preferred option.
Preferred Option on Housing Land	--	--	--	-	--	+/-	++	++	++	--	Policy H1 Housing Land This policy is the one likely to have the greatest effects on the environment as it seeks to allocate land for development of houses allocated by the SDP. The assessment will mimic the generic assessment in all respects. We will support the development of housing on sites allocated for that purpose within the Local Development Plan

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											and as detailed in the settlement statements published as supplementary guidance. Other types of development will not be permitted on designated housing land unless it is ancillary to the housing use and still enables the site to be developed to approximately the housing numbers indicated in the settlement statements. Housing will not normally be permitted on sites allocated for other uses. The policy sets out the exceptional circumstances when it may be appropriate to exceed this ceiling figure. The aim of this policy is to ensure that land, which is allocated for housing in the Local Development Plan to meet the Strategic Development Plan's housing requirement to 2026, is developed for housing and safeguarded from any other uses. This policy has an indirect effect on providing land for develop up to 2026. It therefore will have significant effects on the environment in the long term.
Alternative Option on Housing Land	:	:	:	.	.	+ / -	+	+	+ +/-	:	Maintain LDP 2012 policy and not update the policy to reflect the updated housing allowances for the period 2017-2026.
Preferred Option on Affordable housing	+ / -	+	+	+/-	.	Policy H2 Affordable Housing All new housing developments of 4 or more houses must include 25% affordable housing according to the definitions in the current Housing Needs and Demands Assessment. Only in exceptional circumstances will a lower figure be accepted. These circumstances, and the forms that the affordable housing contribution could take, are set out in supplementary guidance "Affordable Housing". While this policy is to satisfy a type of housing within the stock and tenure, it also has indirect effects, some adverse, on the environment. By its very scale, the policy is unlikely to have the same level of significance as that of Policy H1. The assessment therefore reflects the difference.
Preferred Option on Affordable housing	+ / -	+	+	+/-	.	Supplementary guidance Affordable housing Affordable housing is defined in SPP as "housing of a reasonable quality that is affordable to people on modest incomes." The Aberdeen City and Shire Strategic Development Plan (2014) states that providing affordable housing is critical to delivering sustainable mixed communities and notes that the level of affordable housing need (identified in the Housing Need and Demand Assessment) equates to some 38% of new homes. The Local Development Plan's current Housing Need and Demand Assessment, the Local Housing Strategy and its Affordable Housing Strategic Outcome Statement inform and address the appropriate level and type of affordable housing required to help meet affordable housing need in Aberdeenshire. The reasoning and assessment is the same as Policy H1.

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Alternative Option on Affordable housing	-	-	-	-	-	+ / -	+	+	+/-	-	Maintain existing LDP 2012 policy on affordable housing which lacks certainty and fails to achieve the identified outcomes regarding meeting all forms of housing need.
Preferred option on Special needs housing	0	0	0	0	0	0	+	+	+	0	Policy H3 Special needs housing Where there is a demonstrable need, we will generally support proposals for special needs housing groups on sites within settlements that are appropriate for such a use. The circumstances in which this general support applies are set out in the policy. This policy seeks to approve development for particular needs such as housing for the elderly or persons with special needs, subject to other policies, if there is identified need, the site is within a settlement (or in exceptional cases outwith a settlement), the development is compatible with neighbouring uses, suitable access to local services and public transport is available and the site's topography and access is suitable for those with disabilities. Special needs housing by its nature is limited in scope and unlikely to have significant effects on the receptors. The minor effects this policy is likely to have are reflected in our assessment.
Alternative option on Special needs housing	0	0	0	0	0	0	+	+	+	0	Maintain LDP 2012 policy and do not provide clarification within the supporting text.
Preferred option on Residential caravans	0	0	0	0	0	-	+	+	+	0	Policy H4 Residential Caravans We will not generally support the erection of permanent residential caravans. The limited circumstances in which residential caravans may be permissible are set out in the policy. The aim of this policy is to protect the environment from the unnecessary and inappropriate siting of individual residential caravans and residential caravan sites, except in those circumstances where there may be an urgent need. Caravans are temporary structures, and often do not provide satisfactory living environments. Static caravans or mobile homes are often visually intrusive. It is preferable to have people living in permanent structures. The limited and temporary nature of this policy makes the effects likely to be minimal. The policy has an in-built protection for the environment and likely to minimise the long-term adverse effects of this policy. The intrusive nature of static and mobile homes is likely to have a minimal effect on the landscape.

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Alternative option on Residential caravans	0	0	0	0	0	-	+	+	+	0	Maintain LDP 2012 policy which lacks clarity within the supporting text.
Preferred option on Gypsy /Travellers	0	0	0	0	0	-	+/-	+	+	0	Policy H5 Gypsy / Travellers We will generally approve permanent or temporary halting sites for Gypsies/ Travellers on sites allocated in the plan. The policy details the criteria that must be met to allow such development to proceed. This policy promotes development proposals for Gypsies/Travellers sites on land identified specifically for that purpose within the plan. This ensures sites have been scrutinised within the development plan process and provides certainty to gypsies and travellers and settled communities. The assessment is the same as above.
Alternative option on Gypsy /Travellers	0	0	0	0	0	-	+/-	+	+	0	Maintain LDP 2012 policy which lacks clarity within the supporting text.
Preferred Option on Layout, siting and design	0	0	+	0	+	++	++	+	+	0	Policy P1 Layout siting and design We will support new development on sites we have allocated within the plan, where they conform with a previously agreed design statement for the site. We will assess all development, whether on sites we have allocated or elsewhere, using a process that includes appropriate public consultation. Guidance on the need for and use of design statements is contained within the policy. Approval will only be given for development designs that are demonstrated to be: distinctive and create a sense of local identity; safe and pleasant; welcoming; adaptable to future needs; resource efficient; and well connected.

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											This policy states that we will refuse applications for major developments or sites identified within the Plan as requiring a development framework or masterplan, unless design statement for the site has been submitted to the satisfaction of the Council. Future development must accord with the agreed design statement(s) and within the process of generating the design statement(s), adequate steps have been taken explicitly to consider the relationship of the development site with the existing village or town, and to engage the local community in a manner that is in proportion to the scale and type of development proposed. This policy states that we will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design. This is protective policy likely to have long-term value on landscape, biodiversity, population, human health, material asset as layout, siting and design are likely to enhance these values.
Alternative Option on Layout, siting and design	0	0	+	0	+	++	++	+	+	0	Maintain LDP 2012 policy on Layout, siting and design which does not provide adequate reinforcement for the requirement for compliance with approved masterplans/development frameworks and the requirement for masterplans/ development frameworks for unallocated sites. Maintain LDP 2012 policy which lacks clarity and does not include a reference to biodiversity enhancement.
Preferred Option on Open space and access in new development	0	+	0	0	++	++	+	+	+	0	Policy P2 Open space and access in new development All new housing developments are accompanied by adequate public open space, as required in the Aberdeenshire Parks and Open Spaces Strategy. At least 40% of each development site should be devoted to good quality open space. Existing and potential public access routes (including core paths) should be protected and that new developments must include appropriate opportunities for informal recreation, and promote walking or cycling as a means of sustainable transport. This policy seeks to approve development, subject to other policies, if adequate plans are submitted detailing new and enhanced access opportunities; if the development is likely to impact upon a Core Path, alternative access is provided; and an adequate maintenance programme is agreed with the Council prior to the construction of a new path or public access point to water. This policy is likely to have long-term positive effects on landscape, biodiversity, water, human health, population and the value derived from material assets. It is likely to have significant contribution to Aberdeenshire's green networks.

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Alternative Option on Open space and access in new development	0	+	0	0	++	++	+	+	+	0	Maintain existing LDP 2012 policy which required more open space provision for flatted development than the new proposed policy and do not move the safeguarding element of the policy, which protects open space from further development into a new supplementary guidance statement.
Preferred Option on Infill and householder developments within settlements (including home and work proposals)	0	0	0	+	0	+	+	+	+	0	Policy P3 Infill and householder developments within settlements (including home and work proposals) We will support householder and infill developments, provided they meet the detailed criteria within this policy. We will approve a house extension, or an ancillary development for domestic use of an existing house such as a garage or boundary treatment, subject to other policies, if it respects the character of the surrounding area and the design and scale of the existing house and it does not significantly reduce the amenity of neighbouring residents. We will approve development on sites within a settlement boundary in the settlement maps which have no specific land use allocation, subject to other policies, if the development respects the scale, density and character of its surroundings, and will not erode the character or amenity of the surrounding area and the development will not interfere significantly with the existing or proposed use of neighbouring sites, or with the accessibility of future potential development areas. Development envisaged under this policy is minimal. It is likely to provide safeguards for amenity and character of the environment. Moreover, it will improve soils quality and address health and safety issues. The policy is therefore likely to have positive effects on landscape, human health, soil and material assets.
Alternative Option on Infill and householder developments within settlements (including home and work proposals)	0	0	0	+	0	+	+	+	+	0	Maintain LDP 2012 policy on extensions which lacked clarity that the policy applies to all other ancillary development and retain current Infill SG which includes no clarification that it also applies to 'change of use'.

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Preferred Option on Hazardous developments and contaminated land	+	+	0	+	+	+	+	+	+	0	Policy P4 Hazardous developments and contaminated land We will refuse development, if there is a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment. This includes developments advised by the Health and Safety Executive to be in close proximity to hazardous facilities. Development will not be allowed on contaminated land without appropriate remediation, as detailed in the policy. We will refuse development, if there is either a risk that it could cause significant pollution, create a significant nuisance or present an unacceptable hazard to the public or the environment; or the proposed site is in close proximity to existing hazardous development facilities or infrastructure that could cause significant pollution or present an unacceptable hazard to the public. We will approve development on land that is contaminated, or suspected of contamination, subject to other policies, if the necessary site investigations and assessments are undertaken to identify any actual or possible significant risk to public health or safety or to the environment, including possible significant pollution of the water environment, that arise from the proposals and effective remedial action can be taken to ensure the site is made suitable for the new use, in scale with the nature of the proposal. This is a protective policy likely to have positive effects on soil, biodiversity, landscape, water, human health, population and air. Minimisation of hazards also adds value to assets.
Alternative Option on Hazardous developments and contaminated land	0	0	0	+	0	+	+	+	+	0	Retain existing LDP 2012 policy which does not adopt the precautionary approach with regard to hazardous developments and do not provide clarity on what constitutes pollution of the water environment, to reference 'special sites', and to highlight the need for resubmission of a bid to the LDP if remediation costs are expectantly high.
Preferred Option on Community facilities	0	0	+	0	0	0	++	+	+	0	Policy P5 Community Facilities We will support, where appropriate, the provision of new public and private services, facilities or infrastructure which help to support and enhance a community. This policy seeks to approve new community facilities, comprising indoor or outdoor infrastructure, subject to other policies, where they are available to all community residents and in accessible locations within settlements. Where existing community facilities within settlements have become surplus to requirements, we will approve their re-use or redevelopment, subject to them being consistent with the

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											terms of other policies contained within the Local Development Plan. Provision of community facilities is likely to create different types of assets including social, energy and infrastructure assets. This policy is therefore likely to have more significant positive effects on material assets and positive effects on climate, population and health.
Alternative option on Community facilities	0	0	0	0	0	0	+	0	0	0	Revert back to policy in ALP 2006.
Preferred Option on Natural heritage	0	++	+	++	++	++	+	+	+	+	<p>Policy E1 Natural heritage</p> <p>We will protect and improve designated nature conservation sites and the wider biodiversity and geodiversity of the area, and will not permit development which may have an adverse effect on a nature conservation site, or does not realise opportunities to maintain or improve biodiversity on site. This policy seeks to prevent development which will have an adverse effect on a nature conservation site unless it is proven that an adequate assessment has been undertaken and the integrity of the site will not be compromised in the case of internationally designated sites. Any impacts on national and local designation require to be justified and should be suitably mitigated. This policy gives strong protection to habitats and geological features, which do not have any statutory protection, in order to fulfil the Council's biodiversity duty as required under the <i>Nature Conservation (Scotland) Act 2004</i>. This policy gives strong protection to species of nature conservation interest, in order to fulfil the Council's biodiversity duty as required under the <i>Nature Conservation (Scotland) Act 2004</i>. Species provide a valuable indicator of sustainability, and it is very important that every opportunity is taken to protect, enhance and retain the quality of the wider environment. This policy is likely to have significant positive effects on biodiversity, landscape, water and soil. Protection of environmental assets also has positive effects on material asset, population, cultural heritage and human health and people are able to access and enjoy the natural environment.</p>

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Preferred Option on Natural heritage	0	0	0	0	+	++	++	+	+	0	<p>Policy P1: Layout, siting and design of new development</p> <p>Policy P1 Layout, siting and design states that we will approve the layout, siting and design of new development, subject to other policies, if the following design issues are addressed: context; resource efficiency; functionality; local identity and measures to enhance biodiversity and geodiversity have been incorporated into the design. This is protective policy likely to have long-term value on landscape, biodiversity, population, human health, material asset as layout, siting and design are likely to enhance these values.</p>
Alternative Option on Natural heritage	0	+	0	+	+	++	+	+	+	0	<p>Maintain existing LDP 2012 natural environment policies which do not reference 'Green Networks' or include a separate SG policy covering Protected Species. Do not introduce new regime of Local Nature Conservation Sites. The proposed policy updates provide increased protection to biodiversity and environmental assets.</p>
Preferred Option on Landscape	0	0	0	0	+	++	++	+	+	+	<p>Policy E2 Landscape</p> <p>We will refuse developments that cause unacceptable landscape impacts or otherwise significantly erodes the characteristics of landscapes as defined in the Landscape Character Assessments produced by Scottish Natural Heritage or have been identified as landscapes of local importance . Further guidance on the application of this policy will be provided by supplementary guidance Special Landscape Areas. We will approve development, subject to other policies, where its scale, location and design are appropriate to the landscape character of the area, and the proposal will not have an adverse impact on: the key natural landscape character elements or historic features of the landscape character; the overall composition or quality of the landscape character, particularly if the landscape is currently perceived as largely unspoiled; or any combination of the above, when considered with other recent developments, resulting in the possibility of an adverse cumulative impact on the local landscape character. This policy is likely to have significant effect on landscape, landscape features, their setting and character, the relationship between land forms and land use; field pattern and boundaries as well as buildings and structures. Through this protective policy, people's experience of the landscape (i.e. openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations) will be enhanced. Protected landscape is likely to have positive effects on soil, biodiversity, material assets population and human health.</p>

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Alternative Option on Landscape	0	0	0	0	+	+	+	+	+	+	The alternative would be to continue to use the existing landscape policies which include supplementary guidance relating to Valued Views. A review of SG Land 2 Valued Views found it to be not fit for purpose.
Preferred Option on Protection of historic buildings, sites, and monuments	0	0	0	0	0	+	+	0	0	++	<p>Policy H1 Protection of historic buildings, sites, and monuments</p> <p>We will not generally allow development that would have a detrimental effect on the character, integrity or setting of buildings on the list of Special Historic Interest for Aberdeenshire, scheduled monuments or other archaeological sites subject to the detailed criteria contained within this policy. In all cases we will encourage their protection, enhancement active use and conservation.</p> <p><i>Listed Buildings</i></p> <p>This policy seeks to protect all “listed buildings” contained in the statutory list of Buildings of Special Architectural or Historic Interest for Aberdeenshire and we will encourage their protection, maintenance, enhancement, active use and conservation. We will refuse planning permission and/or listed building consent for any works, including demolition, which would have a detrimental effect on their character, integrity or setting.</p> <p><i>Archaeological sites and monuments</i></p> <p>This policy seeks to only approve development that would have an adverse effect on a scheduled monument or on any other archaeological site of either national or local importance, or on their setting, subject to other policies, if there are imperative reasons of overriding public interest; there is no alternative site for the development; and where there is doubt, the applicant has provided further information on the nature and location of the archaeological feature(s) involved, prior to determination of the planning application.</p> <p>This policy is likely to have positive effects on historic buildings, sites, and monuments. This protection is likely to strengthen the sense of place and the identity of existing settlements and landscape character in places. Similarly, the policy will safeguard built features, context, pattern of past historic use and their associations. Our assessment reflects our judgement.</p>

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Alternative Option on Protection of historic buildings, sites, and monuments	0	0	0	0	0	+	+	0	0	++	Maintain existing LDP 2012 policy which lacks some clarity.
Preferred Option on Protection of historic and cultural areas	0	0	0	0	0	+	+	0	0	++	<p>Policy H2 Protection of historic and cultural areas</p> <p>We will not generally allow development that would have a detrimental effect on a designated conservation area, historic garden, designed landscape or designated battlefield. The policy contains detailed criteria that will be used to determine whether development would be permitted. We will refuse planning permission and/or conservation area consent for any development, including change of use or demolition, which would have a detrimental effect on the special character or setting of a conservation area. We will only improve new development wholly or partly within a conservation area, subject to other policies, if all details are provided under cover of an application for full planning permission and the design is of the highest quality, and respects and enhances the architectural, historic and visual qualities that give rise to the designation and any trees that contribute to the conservation areas setting and character are retained. We will only approve development that would have an adverse effect on the character, structure or setting of a designated historic garden or designed landscape, subject to other policies, if the objective of designation and the overall integrity and character of the designated area will not be compromised or any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by long term strategic social or economic benefits of over-riding public importance, for which no alternative site is available. In either case, mitigation and appropriate measure must be taken. This policy seeks to protect battlefields against any development that would have an adverse effect on their character or setting unless the overall integrity and character of the battlefield area will not be compromised or any significant adverse effects on the setting and qualities of the battlefield are clearly outweighed by social, economic and strategic benefits of national importance. In either case mitigation and appropriate measures must be taken to conserve and enhance the essential characteristics, aesthetics, archaeological, historical value and setting of the battlefield. This policy is likely to have positive effects on historic and cultural areas. This protection is likely to strengthen the sense of place and the</p>

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											identity of existing settlements and landscape character in places. Similarly, the policy will safeguard built features, context, pattern of past historic use and their associations. Our assessment reflects our judgement.
Alternative Option on Protection of historic and cultural areas	0	0	0	0	0	+	+	0	0	+	Maintain existing LDP 2012 policy and do not update policy content to include greater reference to high quality design within conservation areas. Do not revise policy content on historic gardens to reflect up-to-date national guidance. Do not include additional content on battlefields.
Preferred Option on Helping to reuse listed buildings at risk	0	-	0	-	-	-	0	0	0	+	Policy H3 Helping to reuse of listed buildings at risk We will approve modest development on unallocated sites to cross-fund works designed to secure the long-term retention and reuse of a listed building that is at risk. The aim of the policy is to allow appropriate enabling development to facilitate the restoration and reuse of listed buildings in limited circumstances. The policy provides measures for the planning authority to assess the merits, plausibility and detail of such applications. This policy is likely to have some minimal adverse effects on biodiversity, soil, water and landscape and positive effects on cultural heritage.
Alternative Option on Enabling reuse of listed buildings at risk	0	-	0	-	-	-	0	0	0	+	Retain existing content of LDP 2012 on Enabling development, which makes no reference to how the historic environment would be improved (e.g. through enabling development).

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Preferred Option on Protecting important resources	0	++	0	++	++	++	++	0	0	+	<p>Policy PR1 Protecting important resources</p> <p>We will not approve developments that sterilise, degrade or otherwise make unavailable key strategic environmental resources associated with the water environment, important mineral deposits, prime agricultural land, identified open space, and important trees and woodlands. Detailed criteria to be applied to all development proposals as appropriate are contained within the policy. The aims of this policy are to support the implementation of the European Commission's Water Framework Directive; to contribute to the Scotland District River Basin Plan; to promote the enhancement of the water environment and the creation of good quality riparian habitat; and to provide protection to Aberdeenshire's aquatic environment from new development that could result in unacceptable ecological impacts. The Directive requires the sustainable management of Scotland's water resource, taking into account all the impacts that cause harm to the aquatic environment, including physical engineering projects, effluent discharge and abstraction of water. Water bodies can include rivers, ponds, wetlands, standing, tidal or coastal waters, and ground water. This policy seeks to only approve development that would cause the permanent loss of prime agricultural land, subject to other policies, it has been allocated in the development plan or the applicant has demonstrated that the social or economic benefit clearly outweighs the agricultural value of the site and there is no suitable alternative site for the development. The policy aims to ensure that valuable areas of open space in settlements, as identified in the Open Space Audit are not lost to development. This includes a presumption against development of any playing fields or sports pitches. Major areas of open space are specifically identified as protected within each settlement statement in this plan. However, for the avoidance of doubt, this policy applies to all areas of public open space, whether specifically identified or not. Another aim of this policy is to protect and conserve the woodland, trees and hedgerow resource in Aberdeenshire as these resources have significant value. The policy also supports woodland expansion and/or enhancement in line with the Scottish Forestry Strategy. Finally, the policy contains detailed guidance on important mineral sites where alternative development types should not generally be allowed and wider areas of search where mineral reserves should not be sterilised by inappropriate developments. This policy seeks to give protection to all these supporting assets and therefore likely to have a long-term positive effects on material assets. By the very scope of the protection offered, the policy is likely to have positive effects on water environment, soil and biodiversity.</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Preferred Option on Protecting important resources	0	+	0	+	+	+	+	0	0	+	Supplementary Guidance Areas safeguarded or identified as areas of search for minerals development Map based supplementary guidance detailing safeguarded areas and areas of search for minerals development.
Alternative Option on Protecting important resources	0	+	0	+	+	+	++	0	0	+	Maintain LDP 2012 policy and SG and do not amend policies to improve clarity, cross reference with other policies or include additional content on retention of public open space.

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (S)
Preferred Option on Safeguarding important development sites	0	0	0	0	+	+	++	+	0	0	<p>Policy PR2 Protecting important development sites</p> <p>We will safeguard and not allow alternative development on sites that may reasonably be required in the future for: the delivery of transportation improvements; energy generation and transmission; waste management facilities; education facilities; and other community infrastructure as strategic resources, including the sites to support the “national developments” identified in National Planning Framework. Where these are known they are identified in the relevant settlement statements. This policy states that the Council will not approve any development that would have a significant adverse effect on any safeguarded site that has been identified on a settlement statement for a transport infrastructure project or that has been identified in the local or regional transport strategy or in the Strategic Transport Projects Review; any routes that are recognised in the core paths plan network; any routes of closed railways, including their abutments, embankments and cuttings; the present or possible future operations or safety of existing airports or airfield; or operational areas of ports and harbours. This policy seeks to give protection to development sites and other assets upon which good community depends such as social infrastructure such as 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). This policy seeks to give protection to all these supporting assets and therefore likely to have a long-term positive effects on material assets.</p>
Alternative Option on Safeguarding important development sites	0	0	0	0	0	0	++	0	0	0	<p>Maintain existing LDP 2012 SG not including reference to an additional criterion ‘operational areas of ports and harbours’ in SG Safe 5 Transportation facilities and do not update SG Safe 6 Areas of search for minerals to recognise that small scale development could be accepted in areas of search for sand and gravel, and on the definition of ‘outcrops’ of hard minerals. Retain existing SG on oil and gas sites.</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Preferred Option on waste facilities	.	.	0	.	.	.	++	0	0	.	<p>Policy PR3 Waste facilities</p> <p>Where it practicable and appropriate waste management facilities will be approved on land currently used as a waste management or treatment facility, business land, or sites reserved in the settlement statements for this use. All of these are "Areas of search" for waste management facilities" and their development will be subject to the detailed requirements included within the policy. The purpose of this policy is to ensure that waste management facilities are directed to appropriate locations and governed by controls that protect public safety and amenity in order to meet the requirements of European Directives and the National Waste Management Plan. This policy seeks to give protection to waste management or treatment that support other development. At the same time, the waste management or treatment of waste are likely to have negative effects on soil, water, landscape, air, historic environment, biodiversity and water. However, other protective policies and SGs built into the policy minimises the effects and making the short to medium term effects reversible in the long term.</p>
Alternative Option on waste facilities	.	.	0	.	.	.	++	0	0	.	<p>Retain existing LDP 2012 policy and SG and do not amend supporting text to cover all waste, align more closely with the waste hierarchy and the proximity principles, clarify 'need' for waste management facilities or how buffer zones should be considered.</p>
Preferred Option on resource use	0	++	++	0	0	0	+	+	+	0	<p>Policy C1 Resource use in buildings</p> <p>Building designs to achieve carbon reduction beyond 2017 building regulations. Sustainability labelling standard will increase from gold standard to platinum standard after 2019. CO2 emissions reduction target from 20% to 25% to be achieved by 2019 through low to zero carbon generating technologies. This policy sets requirements for the minimum reduction of carbon dioxide emissions in new developments beyond the 2007 building regulations' carbon dioxide emissions standard. This will involve the use of location, siting, design, orientation, materials and insulation to create an energy efficient building. New developments must also meet the requirements of Section 72 of the Climate Change (Scotland) Act 2009, and install low and zero-carbon generating technologies from renewable resources (e.g. wind, solar or district heating schemes). This policy seeks that all new development will achieve a 'Gold' sustainability label for water efficiency in domestic buildings and BREEAM level 4 in non-domestic buildings unless the development is the alteration/extension of an existing building, the development is of an stand-alone ancillary building of less than 50SQM or is a building with a life of less than 2 years. The policy is likely to have significant long-term positive effects on carbon reduction and water savings. Very energy efficient housing means</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
											low heating costs and affordable warmth. Affordable warmth is likely to have positive effects on people's health. It will also create desirable new assets in the housing market. The effects of this policy are likely to be more positive for climatic factors, population, human health, and material assets.
Alternative Option on resource use	0	++	+	0	0	0	+	+	+	0	Retain existing LDP 2012 policy which does not include a separate policy group on climate change and do not update existing policy on carbon neutrality in new developments to align with the recently approved Aberdeen City and Shire Strategic Development Plan (2014), Aberdeen City Council's Local Development Plan policy and the relevant Building Standards.
Preferred Option on Renewable Energy	-	0	++	0	-	-	++	+	+	0	Policy C2 Renewable Energy Supports appropriately sited and designed solar, wind, biomass and hydro-electricity developments. Biomass is considered as suitable for industrial processes. This policy seeks to approve, subject to other policies, wind farms and medium to large turbines following appropriate consideration of the Spatial Framework for wind turbines; public health and safety; the safety of UK aerodromes, local airfields and airspace; the safety and effectiveness of defence assets; potential effects on telecommunications equipment; detrimental impact on the safeguarding zones airports, airfields, aircraft flights paths or MOD lowflying areas; potential effects on the amenity of dwelling houses and tourism and recreational interests. The policy also requires that cumulative impacts with other turbine developments are considered and that development layout, siting and design accords with guidance prepared by SNH. In relation to solar renewable energy projects, the policy seeks to subject the approval of solar panel arrays (over 50kW) to cumulative effects assessment, protection against glint and glare, airport and defence requirements, site security and use of perimeter fencing and restoration bonds. In relation to hydro-electric schemes, these will be approved if it is demonstrated there will be no adverse impact on the water environment, or for larger schemes any deterioration is justifiable against wider social and economic factors, or impacts on other users of the water environment. Suitable mitigation should be implemented and guidance prepared by SEPA adhered to. Finally, the policy requires that, subject to other policies, other renewable energy developments (other than those outlined above) meet certain criteria including that any new facilities are related to the source of the primary renewable resource, public health, safety and amenity will not be compromised and that negative development impacts on neighbouring properties are suitably mitigated. Any consents will be subject to appropriate conditions, bonds, or other legal agreements where necessary. The assessment is the same as those of Policy C1 above in all respects

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
											in terms of providing more sustainable and renewable sources of energy. This policy also allows for the creation of energy infrastructure to support renewable energy generation. While the policy is more likely to have more positive effects on climatic factors, renewable energy could adversely affect from wind turbines (i.e. the landscape, amenity, aviation, protected birds); from solar energy (glint and glare); from hydro electric energy (water environment, biodiversity, soil erosion, landscape); and biomass (air - particulate matter). Nevertheless, safeguards and mitigation measures provided are likely to minimise potential adverse effects.
Alternative Option on Renewable Energy	.	.	++	.	.	.	++	+	+	0	The alternative would be to only include policy on Wind energy and "Other renewables" as in the LDP 2012.
Preferred Option on Renewable Energy	0	0	++	++	+	+	+	0	0	0	Policy C3 Carbon sinks and stores This is a new policy to resolve issues associated with protection of carbon rich soils and retention of woodlands, as well as promoting and supporting woodland planting and carbon capture projects. The policy seeks to protect carbon sinks and stores such as woodland, carbon-rich soils; supports carbon capture and sequestration; and ensure that removed woodland through development is suitably replaced. The policy also seeks to ensure that where peatlands are disturbed that the carbon dioxide released is compensated for by savings made elsewhere, and that when forests are logged they are replaced to maintain the carbon store. The policy seeks to protect carbon sinks and stores such as woodland, carbon-rich soils; supports carbon capture and sequestration. Removed woodland through development will be replaced. This policy is therefore more likely to have significant positive effects on climatic factors, soil, biodiversity, material asset and landscape. While new woodland planting is likely to have positive effects on biodiversity, it could adversely affect archaeological remains if care is not taken.
Alternative Option on Renewable Energy	0	0	.	.	0	0	0	0	0	0	The alternative would be to not include a policy relating to carbon sinks and stores.

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Preferred Option on Flooding	0	+	+	+	+	+	+	0	0	0	<p>Policy C4 Flooding</p> <p>Land at risk from 1 in 400-year of flooding or below 5m contour above ordnance survey datum will not normally be approved. The aims of this policy are to avoid developments likely to increase the risk of flooding which will be at risk from fluvial, pluvial or coastal flooding, landslips or erosion, and to promote sustainable flood management. This policy seeks to prevent flooding by protecting land liable to flooding. It is therefore likely to have positive effects on the water environment, soil, aquatic biology, climatic factors and landscape. As flooding adversely affects people's property and assets, any prevention of flooding is likely to have positive effects on material assets as well.</p>
Alternative Option on Flooding	0	+/-	+/-	+/-	+/-	+/-	+/-	0	0	0	<p>The alternative would be to retain the policy as it is in the LDP 2012 whereby the policy thresholds for "low to medium" and "medium to high" risk areas refer to 0.1 to 0.5% (1:1000 – 1:200) and greater than 0.5% (1:200) respectively. This alternative less effective safeguard than the preferred option and therefore likely to have mixed effects.</p>
Preferred Option on Provision of suitable services	0	+	0	+	0	+	++	0	0	0	<p>Policy RD1 Providing suitable services</p> <p>We will only allow development that provides adequate road, waste management, water and/ or waste water facilities, connections and treatment as appropriate. The aim of this policy is to ensure that all new development can be satisfactorily accessed by a variety of modes of transport, in a safe, convenient, and resource efficient manner. Any new roads and paths have the potential to form part of a well-connected network serving both existing and future developments within each settlement. In terms of water and waste water infrastructure, this policy seeks to approve development, subject to other policies, if it is serviced or mains water supply; and for waste water disposal, it is in an area serviced by existing or committed future public waste water infrastructure and where this is not the case private drainage infrastructure can be achieved without adverse impact. The applicant must also ensure drainage is dealt with in a sustainable manner through the use of SUDS. In terms of waste management requirements, the policy seeks to approve development, subject to other policies, if a site Waste Management Plan is agreed with the Council and adequate space has been provided within the development to provide for effective separation, storage and collection of waste. This policy seeks to enhance the development of sites through the provision of supporting infrastructure and assets such as transport infrastructure for access, water-delivery infrastructure; sewerage infrastructure; waste management infrastructure (waste collection, transfer stations and</p>

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (S)
											composting facilities). While this policy is likely to have positive effects on material assets, it will minimise adverse effects development on water, soil and landscape.
Alternative Option on Provision of suitable services	0	+	0	+	0	+	++	0	0	0	Retain existing LDP 2012 policy which includes inconsistencies, lacks clarity and does not take into account up to date technical advice.
Preferred Option on Developer Obligations	0	0	0	0	0	0	++	0	0	0	Policy RD2 Developers' obligations We will support development, if the developer makes a reasonable contribution, in cash or in kind, to public services, facilities and infrastructure and the mitigation of negative effects on the environment, that fairly and reasonable relates in scale and kind to the proposed development, and is necessary to make the proposed development acceptable in planning terms. The Council will ask for contributions for both local and regional items from applicants. Any obligations sought should be consistent with the scale and nature of the development and are based on the requirements set out in the action programme. This policy is likely to support the Council's ability to provide supporting social and physical infrastructure to support development. Effects are mainly neutral with a significant positive impact on material asset.
Preferred Option on Developer Obligations	0	0	0	0	0	0	0	0	0	0	Supplementary Guidance Developer Obligations: Methods for the calculation The aim of this policy is to set out the methodology employed in calculating the level of Developer Obligations which may be required as a result of new development. In order to provide transparency, standardised charges and formulae form the framework for calculations (See Appendix 1) dependent on site specific requirements. Policy RD1 and RD2 and the Settlement Statements set out the key requirements for facilities and likely infrastructure which development is required to contribute to proportionally. A methodology for how to assess developer contributions is unlikely to have any effects on the receptors.

Policy & SG	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (S)
Alternative Option on Developer Obligations	0	0	0	0	0	0	+	0	0	0	Adopt 2012 LDP Policy that fails to address access for small and individual sites, fails to address drainage and development impact, fails to make reference to zero waste plan, and fails to clarify financial aspects of enabling development.

Appendix 1.1a: Assessment of sites

Preferred options are sites rolled forward from the 2012 LDP. These sites have already been fully assessed and mitigated in the 2012 Environmental Report. Thus the assessments taken from the 2012 environmental report are slightly modified to conform to the new format of this report and to make the old assessments consistent with Appendix 1.8 and the generic assessment shown in Table 1.2 below and which serves as the benchmark for the assessment of all the sites.

Appendix 1.1a: Generic Assessment of sites

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment Nature of effects: negative, positive, uncertain, mixed, neutral, reversibility or irreversibility of effects, risks, duration (permanent (P), temporary (T), long-term (L), short-term (S) and medium-term (M) and significant (S)
	-	-	-	-	-	-	++	+	+	-	<p>Air: Large scale development sites, which are likely to increase traffic flow through towns where air quality is approaching the EU objective, could have a significant effect on air quality .Developing employment land near such sites is also likely to worsen air quality. Impacts are likely to medium/long term. A proposal which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.8.</p> <p>Water: A development near a watercourse or water body (ground, coastal, transitional or loch) could compound a short-term negative effect, i.e. change in water table, reduction in stream flows through private water abstraction, site water budgets, localised flooding, silt deposition and water-borne pollution. A development could have a significant negative impact if the site has physical impacts on a watercourse or the coastline. In addition, any site which fails to connect to public sewage infrastructure is likely to have a significant negative impact. Depending on the status of the water body and the level of impact, development could result in the downgrading of a water bodies ecological status. In such circumstances the allocation is likely to have medium term impacts on the receptor. A proposal which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.8.</p>

	;	;	;	;	;	,	±	±	±	;	<p>Soil: All development has potential to have short term adverse effects on soil; in terms of soil loss, soil sealing, soil erosion, desegregation, compaction and pollution during construction phases. Because of strict regulation, potential contamination through land fill or other forms of waste management is minimised. Provision of adequate space for kerbside collection or recycling as well as provision of measures to properly remediate possible contamination makes long term and permanent significant negative effects on soil unlikely. However, development on peat soils is likely to have long term, irreversible significant adverse effects as it will lead to the release of carbon stored in the soil. Development on Geological Conservation Sites or Local Nature Conservation Sites that are designated for their geological importance is also likely to have a long term adverse effect on geodiversity. Development on prime agricultural land will have an adverse impact and, in the case of large scale development sites, a significant adverse impact. A proposal which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.8.</p> <p>Biodiversity: Development on a greenfield site could have medium/long term adverse impacts on biodiversity through a degree of habitat fragmentation, habitat loss or disturbance to species using the site as a habitat. Where the allocation is likely to enhance habitat connectivity, protect and enhance areas of existing trees, woodland and hedges, adverse effects are likely to be short term. Development sites are generally unlikely to conserve, protect and enhance the diversity of species and habitats and the natural heritage of the area. A development site could have a significant adverse impact if it affects the conservation objectives and natural features of international, national or locally important designations and/or European Protected Species. Development sites may also have an adverse impact where they encroach on or fail to maintain green networks. A proposal which does not have these characteristics is likely to have neutral or positive effects, in line with the scoring criteria set out in Appendix 1.8.</p>
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	:	:	:	:	:	,	+	+	+	:	<p>Material asset: All new development sites provide the scope for the creation of fixed, natural and material assets, such as housing, employment facilities, energy infrastructure, public open space etc. The quality of any new asset created depends on the availability of other supporting assets, including 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). In the long-term, the effects are often likely to be mixed, or, in the case of large scale developments, a significant mixed impact.</p> <p>Population and human health: Development is likely to have long-term positive effects on population and human health through provision of new housing/care homes, affordable housing, job opportunities, public open space. New housing, particularly affordable housing, in conformity with Scottish Building Standards will enhance good health and social justice for people with no previous access to housing. Development which provides new or improved public accesses and open spaces is likely to have a long term positive impact on human health. In the long-term, all development is likely to have positive effects, with large scale developments likely to have significant positive effects.</p>
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APPENDIX 1.2: ASSESSMENT OF SITES – BANFF AND BUCHAN

Appendix 1.2a: Preferred Option for settlements in Banff and Buchan, LDP 2016

Sites at	Air	Water	Climate Change	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Aberchirder											
OP1 (H1) Allocated for 45 houses	0	0	0	0	0	0	+	0	0	+	Overall neutral to positive. This is a logical site to develop. Development would provide affordable homes. WWTW needs upgraded. Overall neutral. This is a logical site to develop. Development would provide affordable homes. WWTW needs upgraded.
OP2 (H2) Allocated for 65 houses	0	0	0	0	0/-	+	+	0/-	0/-	+	The effects are mixed. Suitable site which provides high % affordable housing. Must fit with neighbouring conservation status. WWTW needs upgraded. Minor flood risk potential from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Banff											
OP1 (M1) Allocated for 400 houses	0	0	0	0	++	+	+	0	-/0	+	The allocation would provide a useful site which could provide large levels of housing for the settlement's future growth. A positive effect for material assets is likely as high level of affordable housing is proposed. The site would be a natural extension of the settlement and could easily link to the existing settlement through cycle and pedestrian routes. Significant positive effects are predicted under climatic factors as mixed use developments should minimise car dependency, air pollution and nuisance and the scale of new development provides for new facilities and services.
OP2 (H1) Allocated for 295 houses	0	0	0	0	++/-	+	+	0	-/0	+	Same as above
OP3 (EH1)	0	0	0	0	++	+	+	0	-/0	+	Overall positive effect. This site is combined with M1 above.

OP4 (EH2)	0	0	0	0	+	+	+	0	0	+	Same as above
R1 Is reserved for a cemetery.	0	0	0	0	+	+	+	0	0	+	Could provide future allocations for the town but presently poorly connected. Cemetery extension could affect groundwater, but without a full assessment, this is unknown
Cairnbulg / Inverallochy											
OP1 (H1) & R1 Allocated for 30 houses	0	0	0	0	0	+	0	0	0	+	Potential to improve the setting of the village whilst meeting the required allocations.
OP2 (H2) Allocated for 85 houses	0	0	0	0	0	+	0	0	0	0	Potential to provide towards housing requirement would only require a proportion of the bid site. Proposed cemetery extension at R1 could affect groundwater, but without a full assessment, this is unknown. Minor flood risk potential, which could be mitigated through a Flood risk Assessment
OP3 (H3) 10 houses	0	0	0	0	0	+	0	0	0	0	Potential to improve the setting of the village whilst meeting the required allocations.
Cornhill											
OP1 (H1) Allocated for 25 houses	0	0/-	0	0	0	+	+	0	0/-	0	Development would provide supply for local needs. Would have a negative effect as it is an unsustainable settlement location for 46 units. However, a portion could be used for a smaller allocation for local needs. Effects on climatic factors can be reduced as a site for a school is reserved to the west of the site as R1. Potential for a negative effect on Boyne Burn unless a buffer strip adjacent to the water course is provided.
Crudie											
OP1 (EH1) Allocated for 14 houses	0	0	0	0	0	0	+	0	0/-	0	Effects are mixed. A portion of the site can provide towards the settlements housing requirement, existing allocations are to be developed first
Fordyce											
OP1 (EH1) An allocation of 10 houses	0	0	0	0	0	+	+0	0	-0	0	Mixed effect. Site could provide required housing in village to support local school, historic character and conservation status of village would have to be respected. Fordyce WWTW is nearing capacity
Fraserburgh											

<p>OP2 (H1) & P3 (R4)</p> <p>Allocated for 590 houses, land for two full sized pitches and associated changing facilities.</p> <p>P3 (R4) is reserved for a park and sport / recreation facilities.</p>	0	0/-	0	0	+ +/-	+	+	0	+	+	<p>This would provide housing and mixed use, including employment land. Part of the site is at risk from flooding.</p> <p>Sustainable settlement, Affordable housing provision. Part of the site is at risk from flooding, which could be mitigated.</p>
<p>OP1 (M1)</p> <p>Allocated for mixed use - 600 houses with 4 hectares of employment land, land for a new primary school</p>	0	0	0	0	+ +/-	+	+	0	0	+	<p>Positive effect overall. It would develop arable land to the south of the main settlement of Fraserburgh. It would provide substantially towards the settlement's required allocation. The development would be mixed use, providing commercial land, recreation and affordable housing. Significant positive effects are predicted under climatic factors as mixed use developments should minimise care dependency, air pollution and nuisance and the scale of new development provides for new facilities and services. Part of the site is at risk from flooding, which could be mitigated through a Flood risk Assessment.</p>
<p>OP3 (E1)</p> <p>Allocated for employment land.</p>	0	0	0	0	++	+	0	0	0	+	<p>Provide additional employment land, but minor flood risk from an adjacent water course, which could be mitigated (FRA).</p>
<p>BUS1</p> <p>Safeguarded for employment use.</p>	0	0	0	0	+ +/-	+	0	0	0	+	<p>Retention and extra provision of Employment land in a regeneration area, assessment of flooding issues required but not in a flood risk zone</p>
<p>BUS2</p> <p>Proposed as an alternative commercial centre for large format stores</p> <p>Safeguarded for employment use.</p>	0+	0	0	0	-/0	+	0	0	0+	+	<p>This would be an industrial site in an industrial location. It will have an overall positive effect; it could have a negative effect elsewhere. Part of the site is at risk from flooding, which could be mitigated through a Flood risk Assessment.</p>
<p>CC1 (formerly CC2) and BUS4</p> <p>Proposed as an alternative commercial</p>	0	0	0	0	+ +/-	+	0	0	+	+	<p>Site is suitable for use which would promote regeneration and diversification of economy. Part of the site is at risk from flooding, which could be mitigated through a Flood risk Assessment.</p>

centre for large format stores Safeguarded for employment use.													
R1 Reserved for education, recreation and community use.	0	0	0	0	+	++/-	0	0	0	0	++	Diversification of economy, reuse of derelict land. R1 Safeguarding of community provision allocation	
P3 (R2) Reserved for education, recreation and community use.	0	0	0	0	+	++	+	0	+	0	Same as above		
P3 (R3) Reserved for education and recreation use.	0	0	0/-	0	0	+/-	+	0	0/-	+/-	Same as above		
Gardenstown													
OP1 (EH1) An allocation of 25 houses.	0	0	0	+	,	0+	+	0	-/0	0	Mixed effect. Site protrudes from the eastern boundary and could affect the landscape setting of the settlement. However, strategic landscaping and well-designed layout would mitigate against any landscape or visual impacts.		
OP2 (EH2) An allocation of 11 houses.	0	0	0	0/+	,	0	+	0	0/-	0	Mixed effect. It is on a prominent site, but negative effects on the landscape are reduced as there is development on two sides. The site is unlikely to adversely affect the setting of the conservation area		
Inverboyndie													
BUS1 Safeguarding employment land.	0	0	0	0	+	+	0	0	0	++	The allocation would provide an employment allocation which would serve Banff (especially west Banff), Whitehills and Inverboyndie. Effects on the water course adjacent to the site could be affected, but the requirement for a buffer strip would negate any potential negative impact.		
Macduff													
BUS2 (E1) Allocated for employment land.	+	!	+	0	+	+	0	0	,	+	There is sewerage capacity problem for this allocation. This is reflected in the negative assessment.		

OP1 (EH1) An allocation of 85 houses.	0	+	0	0	++	+	+	0	-/0	+	There is sewerage capacity problem for this allocation. This is reflected in the negative assessment.
CC1 Proposed as an alternative commercial centre for large format stores	0/+	0/-	0	0	++/-	++	0	0	0/-	++	Same as above
Memsie											
OP1 (H1) Allocated for 30 houses	0	0	0	0	,	,	+	0	0	0	Mixed effects overall. The developments are slightly negative mainly because it will lead to unsustainable living patterns. These sites are a large allocation for a small settlement so would require alteration. However, given their proposed location near the centre of the settlement, they could fit with the current and future development pattern of the settlement.
OP2 (H2) Allocated for 15 houses	0	0	0	0	,	0	+	0	0/-	0	Mixed effects overall. The development is negative mainly because it will lead to unsustainable living patterns. The development would effectively take place on two sites. Combined they are too large, smaller proportion of site would be more suitable.
New Aberdour											
OP1 (H1) Allocated for 48 houses	0	+	0	0/+	0/+	0/+	0/+	0/+	0	+/-	Mixed effects. Slightly positive effect due to requirement for SUDS, appropriately scaled growth within the settlement, site would best fit urban design of the village.
New Byth											
OP1 (H1) Allocated for 9 houses	0	0	0	0	,	+	0	0	0	0	Allocate small provision of around 6-8 houses. They would fit within the landscape, and the allocations would have a negligible effect.
OP2 12 houses	0	0	0	0	,	0	0	0	0	0	Allocate small provision of around houses. They would fit within the landscape, and the allocations would have a negligible effect.
Portsoy											
OP1 (H1) Allocated for 10 houses	0	0	0	0	-/0	+	+	0	0	0/+	Would develop close to coastline unnecessarily, but a small allocation adjacent to the road, opposite existing development would have minimum impact on the landscape. Site is not affected by any major environmental constraints, no flooding constraints. Would see westward spread of town, but this is unavoidable in town like Portsoy with little opportunities for growth due to topography and flooding issues.

OP2 (H2) Allocated for 6 houses	0	0	0	0	-/0	+	+	0	0	+	This would be a small allocation of 6 units on a brownfield site within a residential area of Portsoy. The overall effect would be positive.
OP3 (H3) Allocated for 125 houses	0	.	.	0	.	+	+	0	0	+	Overall mixed effect, and is a site recommended by the Reporter as the land owner does not wish to develop site
OP4 (EH1) Allocated for 9 houses.	0	0/-	0	0	-/0	+	+	0	0	0/+	A small allocation in an area with surface water drainage capacity issues. However, the scale of the development for 9 dwellings is unlikely to affect water quality.
OP5 New mixed use – housing/ employment – allocation at former hospital.	.	.	.	.	+	.	+/-	+	+	0	Potential landscape and visual impacts as a result of redevelopment can be mitigated through the use of strategic landscaping and screening along site boundaries to the north, east and south. Any future development of the site would need to take into consideration the high flood risk area identified by SEPA located immediately to the west of the site. Compared with the generic assessment the development of this site is likely to have minor negative impacts on air quality, soil and landscape. The development of this brownfield site provides a scope for landscaping and structure planting which is likely to improve the quality of biodiversity. Improvement of the brownfield land will have positive effect on biodiversity. While the creation of property is likely to have a positive effect on material assets, the flooding potential could have significant effect on material asset. The effects on population and human health are likely to be positive overall.
Rathen											
OP1 (H1) Allocated for 10 houses	0	0	0	0	.	0	0	0/-	0	0	The development would encourage unsustainable settlement patterns, but the settlement is on a main bus route. Part of the site is subject to a flood risk. The scale is out of context with the settlement. A small allocation would be more appropriate to the scale of the settlement.
R1 Reserved for a cemetery.	0	?	0	0	0	0	0	0	0	+	Cemetery extension could impact on groundwater, which requires investigation.
Rosehearty											
OP1 (M1) Allocated for 50 houses	0	0/-	0	0	+/-	++	0	0	-/0	++	The site could provide suitable employment site, good access but quite prominent and exposed. Minor flood risk (buffer strip).
OP2 (H1) Allocated for 10 houses	0	0/-	+	0	+/-	++	0	0	0	++	The site would allow for the decontamination of the site from its current use (scrap yard). Minor flood risk (buffer strip required)

OP3 (H2) Allocated for 40 houses	0	0	0	0	0/-	+	+	0	-0	+	Developing these sites is unlikely to adversely affect the environment given their scale and location. They would link well with the settlement and not affect the coastal landscape setting.
OP4 (EH1) 10 houses	0	0	0	0	0/-	+/-	0	0	0	0	Mainly neutral effects due to small scale of allocation. Possible slight minor adverse impacts as a result of developing greenfield site. Mitigate landscape effects by strategic landscaping.
Sandend											
OP1 (EH1) Allocated for 8 houses carried forward from the previous plan.	0	0	0	0	.	+	+0	0/-	0/-	+	The site is on a plateau overlooking part of the settlement, but it is unlikely to affect the setting of the conservation area due to the topography of the area, which visually separates the site and designation
Sandhaven/ Putullie											
OP1 (H1) Allocated for 31 houses	0	0	0	0	+	0/+	0/+	0	0	0/+	Slightly positive, continued supply of housing in a regeneration area.
Tyrie											
OP1 (EH1) 6 houses	0	0	0	0	.	0	+	0	-0	0	Infill development, although the site raises northwards. However, it is unlikely to adversely affect the environment.
Whitehills											
OP1 (H1)	0	0	0	0	.	+	+	0	0	0	Provides appropriate housing allocation for the settlement. Applicants should provide landscaping buffer for settlement.

Appendix 1.2b: Alternative option for settlements in Banff and Buchan

Aberchirder											
BaB001 Residential (200), community (land for e.g. medical facility) and utility uses on Land at Auchintoul, west of Aberchirder	.	!	.	.	.	.	-/+	+	+	.	Negative impact in air, climate, soil, biodiversity, landscape and cultural heritage but less significant than the generic assessment. There is a significantly negative effect for both water and material assets due to there being insufficient waste water treatment works. There are two aspects which have been categorised as significantly positive as per the generic assessments which are population and human health. These aspects are due to the provision of new housing and improved public accesses and open spaces.
BaB015 Residential (44 units including 11 affordable homes) on Land at Aberchirder Moss	0	!	!	!	!	0	-/+	+	+	0	Neutral in most aspects except for water and material assets where there is a significantly negative effect due to there being insufficient waste water treatment works. There are two aspects which have been categorised as significantly positive as per the generic assessments which are population and human health. This allocation is likely to affect peat soil. And this reflects our assessment.
Banff											
BaB008 Reduction of R1 allocation for 50 houses at Field 5, Gallowhill, Banff	.	0	.	+	0	0	+	+	+	0	Neutral in most aspects except from air and climate where there is a negative impact but less significant than the generic assessment. There are a few aspects which have been categorised as significantly positive as per the generic assessments which are population, human health and material assets. These aspects are due to the provision of new housing and improved public accesses and open spaces. There is also a positive effect for soil which has been identified but this is not as significant as the generic assessment.
Crudie											
BaB011 Residential (22 houses) on Site at Upper Crudie, Crudie	0	!	0	.	0	.	-/+	+	+	0	Neutral in most aspects but there are negative impacts in soil and landscape but these are less significant than the generic assessment. The two topics of population and human health have positive effects but not as significant as the generic assessment. Also two of the categories have been assessed as having significantly negative effects which are water and material assets due to there being no public sewage infrastructure to connect to.
Fraserburgh											
BaB004 Residential (24 houses) at Phinggask Development, Fraserburgh	0	0	0	0	0	.	+	+	!	0	Neutral in most aspects however there is a negative impact in landscape but is less significant than the generic assessment. Material asset and population have also been identified as having a positive impact but again are not as significant as the generic assessment. Human health has been identified as a significant negative impact due to the loss of open space as the development is proposed on land that has been reserved for parkland.
BaB014 Retail at Site 2, Land north of Watermill Road, Fraserburgh	0	0	0	.	0	0	0	0	0	0	The effects are neutral in most aspects; however, there is a negative effect in soil but are less significant than the generic assessment.
Gardenstown											

BaB002 Residential (25 houses) at Site south of Castlehill Drive, Gardenstown	0	!	0	.	0	.	-/+	+	0	0	Neutral in most aspects however there are negative impacts on soil and landscape but these are less significant than the generic assessment. There has also been a positive impact for population identified but it is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being insufficient waste water treatment works.
Inverboyndie											
BaB009 Proposal: 10 houses at Field 1, Banff Links, Inverboyndie	0	0	0	.	0	.	+	+	0	0	Neutral in most aspects however there are negative impacts on soil and landscape but these are less significant than the generic assessment. There has also been positive impacts identified for population and human health but again these are not as significant as the generic assessment.
Memsie											
BaB003 Residential (30 houses), open space/community facilities on Land off A981, adjacent to Berryhill House, Memsie, Fraserburgh	0	!	0	.	0	.	-/+	+	0	0	Neutral in most aspects however there are negative effects on soil and landscape but these are less significant than the generic assessment. There has also been a positive impact for population identified but it is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being insufficient waste water treatment works. Material asset has also been identified as a significantly negative impact as Rathen Primary School will be over capacity.
BaB005 Residential (30 houses) and 0.4ha class 4 business land at Heathcroft Housing Development, Memsie	0	!	0	.	0	.	-/+	+	0	0	Neutral in most respects however there are negative impacts on soil and landscape but these are less significant than the generic assessment. There has also been a positive impact for population identified but it is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being insufficient waste water treatment works. Material asset has also been identified as to have a significantly negative impact as Rathen Primary School will be over capacity.
BaB013 Residential (45 houses) on Land to the North West of Memsie	0	!	0	.	0	.	-/+	+	0	0	Neutral in most aspects however there is a negative effect in soil and landscape but these are less significant than the generic assessment. There has also been a positive impact for population identified but it is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being insufficient waste water treatment works. Material asset has also been identified as to have a significantly negative impact as Rathen Primary School will be over capacity.
Rathen											
BaB006 Proposal: 8 houses on Land to the north of site H1, Rathen	0	!	0	.	0	.	-/+	+	0	.	Neutral in most aspects however there are negative impacts on soil, landscape and cultural heritage. There is also a positive effect which has been identified in population but again is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being no public sewage infrastructure to connect to. Material asset has also been identified as to have a significantly negative impact as Rathen Primary School will be over capacity.
BaB007 Increasing number of houses from 10 to 16 at site H1, Rathen	0	!	0	.	0	.	-/+	+	.	0	Neutral in most aspects however there are negative impacts on soil and landscape. There is also a positive effect which has been identified in population but again it is not as significant as the generic assessment. There is a significantly negative effect for both water and material assets due to there being no waste water treatment works. Material asset has also been identified as to have a significantly negative impact as Rathen Primary School will be over capacity.

Landward - Netherbrae											
BaB012 Residential (6 houses) on Site at Netherbrae (379495,859574)	0	+	0	+	0	+	+	+	0	0	Neutral in most aspects but there are negative impacts on soil and landscape but these are less significant than the generic assessment. There is also however a positive impact identified for population but not as significant as the generic assessment. Also two of the categories have been assessed as having significantly negative effects which are water and material assets due to there being no public sewage infrastructure to connect to.

APPENDIX 1.3: ASSESSMENT OF SITES – BUCHAN

Appendix 1.3a: Preferred Option for settlements in Buchan, LDP 2016

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Ardallie											
OP1 (M1) 10 houses and 6 small business units	+/-	+/-	+	+/-	+/-	0	-	0	-	+/-	Overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings and business units (if developed), likely to increase commuter traffic, over development, and only detached dwellings are proposed. However, some positive effects are predicted due to the use of SuDS, space for a recycling facility is provided on the entrance to the site, and the incorporation of business units in a rural area
Auchnagatt											
OP1 (M1) and R1 (formerly R2) 16 houses and 8 small business (M1) and SUDS system for M1 (R2).	+	-	0	+/0	+/0	0	-	0	+/0	+/-	Given its scale, proposed uses and location, overall, the proposed development will have a positive impact. Part of the site is at risk from flooding (R2), but the open space (with SuDS) would have positive effects on climatic factors and human health, as will incorporating small business plots within the development. Limited public sewer connection is likely to have negative effects on water and material asset.
OP2 (H1) 31 houses (including 6 from the previous plan).	+	-	0	-	+	0	-	0	0	+/-	Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects are possible as Auchnagatt has no employment areas and very few local services. Residents would have to travel to Ellon. Limited public sewer connection is likely to have negative effects on water and material asset.
Boddam											
OP1 (H1) 6 houses	+	0	+	+	+	0	?	0	0	?	Positive impacts are predicted as the site is a brownfield development opportunity within Boddam, reducing its distance from public service provision and avoiding the development of greenfield land.
OP2 (H2) 9 houses	+	0	0	+	+	0	-	0	0	0	Positive impacts are predicted as the site is within Boddam, reducing its distance from public service provision, but only detached dwellings are proposed. It will do little to provide housing to those in need if no affordable or special needs dwellings are built.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP3 (EH1) Carried forward for 6 houses	+	0	+	0	+/-	0	?	0	0	?	EH1 Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Crimond											
OP1 (EH1) 25 houses	0	0	-/0	+	+/-	++	+	0	0/-	++	Positive effect overall. There is some concern at developing in a location without key employment provision. Whilst some new employment land will be provided, in reality most services and employment will be accessed elsewhere. However the settlement can accommodate growth and the development plans employment land as well as a phased approach which will provide new opportunities for residents to access housing and employment locally and will improve viability of local services and public transport connections. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Cruden Bay											
OP1 (M1) 200 houses, 2Ha of employment land community facilities.	+/ -	+	- /+	+/ 0	+ +/-	+	+	?	+	+	A largely positive effect, but it will have some negative effects as it's located close to Peterhead and just off the A90(T) and is likely to increase commuter traffic. The site is within an ALS, but the proposed landscaping may enhance the area, screening the buildings in this largely open area. Safeguarding the Boddam railway line will have a long term positive effect. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (H1) 41 houses	+/ -	0	- /+	+/ 0	+ -	+	+	+	+	+	The site will have a largely positive effect, but it will have some negative effects as its located close to Peterhead and just off the A90(T) and is likely to increase commuter traffic. The site is within an ALS and on land zoned as undeveloped coast. However, the proposed landscaping may enhance the area, screening or improving the setting of the buildings in this largely open area. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP3 (EH1) Allocated for up to 20 homes	0	-	-	+	-	0	+	+	+	0	This allocation is likely to have mixed effects. It has been significantly reduced in size due to traffic issues identified re access to the Trunk Road network. Remediation of contaminated land to facilitate development will have a positive impact.
Fetterangus											
OP1 (H1) and P6 (formerly R1) 27 houses (7 carried over from the previous plan) and R1 is reserved for	+/ -	0	0	+	-	+	+	0	+	+	If this proposal is viewed in the context of replacing a site which will be unused regardless of any future allocation through the LDP then this assessment is slightly positive. Whilst the location is unsustainable for major growth, the redevelopment of a brownfield site with good connectivity and a mix of housing types would benefit the settlement and also improve biodiversity. This is how the proposal has been assessed. However, if a housing allocation in the LDP had a bearing on the company's decision to leave the site and move production out of the settlement then the SEA would be very negative – it would be seen as a proposal which removes the main employer from the village and worsens the settlement's sustainability by adding commuters and removing employment opportunities. Minor flood risk, request FRA and buffer strip.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
education and community uses.											Nonetheless, given its scale, proposed use and location, overall, the proposed development will have a slight positive impact. It would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus.
OP2 (H2) 27 houses	+/ -	0	0	0/ +	- /0	+	+	0	0/ -	+	The site would sustain existing services and contribute to housing needs in the area and link the sports pitch and cemetery to the settlement. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Fetterangus and to the loss of the mature hedge and trees.
Hatton											
OP1 (H1) 40 houses.	+/ -	--	0	0	+	0	+	0	0	+	The use of sustainable materials will have a positive effect. However, negative effects are possible as no SuDS are proposed and the WWTW is nearing its capacity. The development would have an adverse impact on water quality if mitigation measures are not undertaken. Negative impacts are possible as Water of Cruden is also at risk of failing to meet good ecological status due to point source pollution.
OP2 (EH1) Carried forward for 15 houses.	+/ 0	-	+	0	+/ -	0	-	0	- /0	0	Some negative effects are possible as the Water of Cruden is at risk of failing to meet good ecological status due to point source pollution, no SuDS are proposed and the WWTW is nearing its capacity. Also, only detached dwellings are proposed and the site may have an adverse visual impact, as it is near the summit of a local hill and likely to be visually prominent. Parts of the sites are affected by flood risk, which could be mitigated through a Flood risk Assessment and buffer strips
OP3 (EH2) Carried forward for 20 houses.	+/ 0	-	+	0	+/ -	0	-	0	- /0	0	Same as above
OP4 (E1) Employment uses.	+	-	0	0	+	0	-	0	+/ -	+	Similar to the above in effect except this allocation does not have the same magnitude of effect on water.
Longhaven											
OP1 (H1) 30 houses.	0	0	0	0	--	--	+	0	--	0	Minor flood risk affects from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. A small scale expansion of the existing settlement could be considered to sustain existing services and reduce its environmental impact
Longside											
OP1 (M1) 90 houses (including 17 carried forward,	0	0/ -	0	0	-	+	+	0	+	+	The negative aspect is the issue with waste water capacity and the worsening quality of the South Ugie Water. However this development could provide the critical mass of funding to overcome this. Otherwise this is a positive development.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
community facilities and 1.7Ha employment land.											
OP2 (part of M1) 17 houses	0	0/ -	0	0	0	0	+	0	0	0	The negative aspect is the issue with waste water capacity and the worsening quality of the South Ugie Water. However this development as well as OP1 could provide the critical mass of funding to overcome this. Otherwise this is a positive development.
BUS1 Safeguarded for employment uses.	0	0/ -	0	0	-	+	+	0	+	+	Same as above
Maud											
OP1 (H1) 75 houses.	+/ -	+	0	0/ +	-	+	+	0	0	+	The site would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud. Minor flood risk affecting B72 from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (EH1) Carried forward for 32 houses.	+/ -	0	0	0	- /0	0	+	0	0	+	The site would sustain existing services and contribute to housing needs in the area. Given the scale of the development, negative impacts may be possible from commuter traffic as there are no large scale employers in Maud.
OP3 (EH2) Carried forward for 10 houses.	+/ -	0	0	0	- /0	0	+	0	0	+	Same as above
Mintlaw											
OP1 (M1) 500 houses, business, community services for the elderly, neighbourhood retail and 5Ha of employment land.	+/ 0	+	+	+	+	+	+	0	+	+	The development will have a positive permanent and long-term effect, as it will add to the existing assets of the settlement. It will enhance the habitat of the South Ugie Water and safeguard and enhance existing pedestrian linkages. Part of the site is at medium to high risk of flooding, which could be mitigated through a Flood risk Assessment and a buffer strip. Proposes a large mix of dwellings which will have a long term positive effect. The development enhances the existing distinctive tree belts along the field boundaries. The development proposes community facilities (positive), which will be an important asset to the settlement. Likely to safeguard and enhance existing pedestrian linkages.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 (H1) and R1 600 houses and facilities for the elderly. R1 is reserved for a district heating scheme for H1.	+/ 0	+	+/ -	+/ 0	+ +/ -	+	+	0	0/ +	+	Site is adjacent to the existing settlement, and proposes pedestrian links to its service and business centre. The district heating scheme will deliver long-term permanent effects. SuDS are proposed. Site would have scored higher if employment land was proposed within the proposed development area. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP3 (H3) 20 houses.	-	0	0	0	0	+	+	0	-	+	Similar to OP3 but likely to have negative effect on human health by its nearness to built up area and possible air quality issues
OP4 (EH2) Allocated for 34 affordable units	0	0	0	0	0	0	+	+	+	0	Same as above
OP5 (EH3) Allocated for 50 residential units	0	0	0	0	0	0	+	+	+	0	Same as above
New Deer											
OP1 (H1) 35 houses.	+	- /0	0	0	0	0	+	0	0	0	Given its scale, proposed use and location, overall, the proposed development will have a slightly positive impact. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity. Minor flood risk on EH1 from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip
OP2 (H2) 7 houses.	+	- /0	0	0	0	0	-	- /0	-	0	Negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity, the impact the development may have on the landscape character and setting of listed buildings, and that only detached dwellings are proposed. The location of the site gives it a positive impact, as it is close to the main services of the settlement.
OP3 (H3) 40 houses	+	0	0	0	0	0	+	0	0	+	The development of affordable housing will have long-term positive effect. Some negative effects could be possible as the use and type of SuDS are not mentioned and the WWTW is nearing its capacity.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
New Pisligo											
OP1 (EH1) Allocated for 12 houses	0	-	-	0	-	0	+	+	+	0	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. Negative effects on water, climate and biodiversity, while positive on material asset, population and human health. All other effects neutral.
OP2 (EH2) Allocated for 10 houses	0	0	-	0	0	0	+	+	+	0	This allocation is likely to have mixed effects, none of which will be significant due to the small scale of development. Negative effects on climate, while positive on material asset, population and human health. All other effects neutral.
OP3 (EH3) Allocated for 10 houses	0	-	-	0	-	0	+	+	+	0	This allocation is likely to have mixed effects. Negative effects on water, climate and biodiversity, while positive on material asset, population and human health. All other effects neutral.
Old Deer											
OP1 (EH1) Carried forward for 10 houses.	0	0	0	+/ 0	0/ -	0/ +	0	0/ -	0/ -	0	Site EH1 is within the Old Deer Outstanding Conservation Area and is within the existing settlement boundary.
OP2 17 residential units	0	0	0	0	0	+	0	0	0	0	Mainly neutral effects. Slight positive impact on landscape due to the potential development of land which is currently brownfield.
R1 Reserved for a cemetery extension (community use).	0	?	0	0	0	0/ +	0	0	0	+	R1 Cemetery extension may have an impact on groundwater, but this is unknown until an assessment is undertaken
Peterhead											
OP1 (M1) 1265 houses including improvements to road network, community hospital, health centre and land for future	+	+/ -	+	+/ 0	+ +/ -	+	+	0	+/ -	+ +	Positive effects are possible, as the site is adjacent to the A90(T) and new pedestrian links are proposed. Employment land and community facilities are proposed, which will have a permanent positive effect. Also, the creation of a nature reserve will enhance part of the area's biodiversity, and create a large area of open space. Safeguarding the former railway line will have a permanent long term positive effect, as it would allow the opportunity for the line to be re-instated as a public transport route. Some negative effects are possible as the site is at risk from flooding, which has not been addressed by the development proposal. B30 will have a slightly positive impact. Positive effects are possible, as the site is near to the A90(T) and employment land and community facilities are proposed. Some negative effects are possible as the site is at risk from flooding, which has not been addressed

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
transport improvements.											by the development proposal. The existing mini-recycling facility could be enhanced, as it falls within the development proposal site.
OP2 (H1) 250 houses.	+	0	0	0	+/-	+/ 0	0	0	0	+	The site is on the east side of the A90(T) and will enhance existing pedestrian links to its service and business centres. SuDS are proposed. Site would have scored more positively if employment land was proposed within the proposed development area. Peterhead partially suffers from multiple deprivation. Providing additional affordable housing could enhance those living in the NE of the settlement.
OP3 (EH1) Carried forward for housing development.	+	+/- -	0	0/ +	0/ -	+/ 0	+	0	0	+	Site subject to a Flood Risk Assessment to realign the ditch and reduce flood risk on the site. BUS sites are at minor flood risk from an adjacent water courses, which could be mitigated through a Flood risk Assessment and a buffer strips.
OP4 (EH2) Allocated for 130 houses	0	+	+	0	+	0	+	+	+	0	This allocation is likely to have mixed effects. But the effects on water environment is likely to be significant because of potential flood risk
OP5 (EH3) allocated for 185 houses	0	+	+	0	+	0	+	+	+	0	Same as above
OP6 (E1) Employment uses.	+	0/ -	0/ -	+	+/ -	+	0	0	0	+	E1 Depending on the uses, negative effects are possible in the long term. 44ha of employment land is proposed within the settlement, which will have a long term positive effect, enhancing Peterhead's existing industrial estates. An existing wildlife corridor is proposed to be enhanced, creating a permanent positive impact. Part of the site at flood risk.
CC1 Alternative commercial centre for large format stores.	+/ -	0	+	0	+	+	0	0	0	+	CC1: Proposing retail will have a long term positive effect, enhancing Peterhead's existing retail park. However, there is unlikely to be a need for further retail provision in the short and medium term creating a neutral impact. Locating the retail site away from the main populations of Peterhead will increase road travel, in a settlement with already poor air quality in parts.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Bus1-3 Safeguarded for employment uses.	+	0/ -	0/ -	+	+/ -	+	0	0	0	+	Same as OP6 (E1) above
P6 (formerly R1) (Protected for education expansion)	+/ -	- /0	-	+/ -	+/ -	+/ 0	+	0	0/ -	+ +	Same as OP3 (EH1) above
P10 (formerly R1) (Protected for education expansion)	+/ -	- /0	-	+/ -	+/ -	+/ 0	+	0	0/ -	+ +	Same as OP3 (EH1) above
Rora											
OP1 (H1)	- /0	- /0	0	+/ 0	-	+	+	0	0	+	Given the scale of the proposal, overall the development will have a mixed effect, as it is not located close to settlement, the need for infrastructure increases to service the dwellings, likely to increase commuter traffic, and only detached dwellings are proposed. Site is adjacent to an area of flood risk, which could be mitigated through a flood risk assessment and buffer strip. The creation of the park would benefit the local community and have permanent positive effects.
St Combs											
OP1 (H1) 40 houses.	-	-	0	0	-	+	+	0	-	+	The site would sustain the few existing services and contribute to housing needs in the area, as very little development has occurred. However, its location could have an adverse visual and landscape impact, as it is within the undeveloped coast and ALS designations, but strategic landscaping and phasing the development could mitigate any adverse effects. There are potential pluvial and fluvial issues likely to affect the water environment.
OP2 (EH1) Carried forward for 7 houses.	0	-	0	0	0	+	+	0	0/ -	+	The site would sustain existing services and contribute to housing needs in the area, as very little development has occurred. It location could have an adverse impact, but the site is not very visible from within the settlement or from main roads. There are potential pluvial and fluvial issues likely to affect the water environment.
St Fergus											
OP1 (H1) 55 houses (including 10 carried over from the previous local plan).	0	0	0	0	-	0	+	0/ -	0/ +	0/ +	Slightly positive effect. This site will deliver land which is required to allow the settlement to grow in future.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
P2 Protected to conserve the recreation ground, woodland and setting of the settlement.	0	0	0	0	0	+	0	0	+	0	Positive effect overall, this will maintain and potentially enhance a long established area of open space in St Fergus
P3 (formerly R1) Reserved for St Fergus Gas Terminal	+/ -	0/ -	0	0/ -	+/ -	0	0/ +	0	0/ -	+	St Fergus Gas Terminal (R1) would have mixed effects on the environment given its scale and location. However, mitigation measures such as buffers along water courses would reduce the impact. The site is not within an Area of Landscape Significance, and the effect of any new development may be reduced given that most of the site is already development. Landscaping could reduce any adverse effects
Strichen											
OP1 (H1) 50 houses (including 20 carried forward from the previous local plan)	+	--	0	0/ +	+/ -	+	-	0	0/ -	+	Negative effects could be possible as only detached dwellings are proposed and the site is located on hill. The SW orientation of the site would maximise solar gain. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. There is the need to upgrade waste water treatment works to cope with future development. This makes the assessment on water significant.
OP2 Up to 22 houses	0	0	0	0	0	0	+	+	0	0	Neutral in most aspects except for soil, landscape and cultural heritage which have been assessed as having negative impacts but are less significant than the generic assessment. The material asset and population have been identified as having a positive impact but again are less significant than the generic assessment.
OP3 (EH1) Carried forward for 15 houses.	+	--	0	0/ +	+	+	-	0	0/ -	+	Same as OP1.
OP4 (new site) Up to 8 homes	0	0	0	0	-	0/ +	+	+	0	- /+	Same as OP2. Impact to cultural heritage, namely the conservation area will be dependent on site design and layout.
Stuartfield											
OP1 (H1) 75 houses, sport and recreation facilities and 0.4Ha employment land.	0	-	0	0	0/ -	+	+	0	0	+	The sites are on the water course of South Ugie Water which is at a high risk of failing to meet food ecological status due to point source water pollution. The settlement is in an unsustainable location due to its isolation and new residents will have to rely on Mintlaw and Peterhead for services beyond the most basic. However there is a requirement for a small allocation of housing in the settlement to provide for local need and support local services including the local shop and school.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
											<p>H1: The development is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. The development is located close to and slightly takes in a fluvial flood risk area. The development is intended as a phase which will be preceded by the neighbouring EH1, if EH1 does not come online the development would be exposed and disjointed.</p>
<p>OP2 (EH2) Carried forward for 5 houses.</p>	0	0	0	0	0	+	+	0	0	+	<p>The site is likely to provide affordable housing to the area. The site is quite central and could be integrated with the village easily. However, the site is partially at risk from flooding, which requires investigating.</p>
<p>R1 Reserved for sustainable drainage system (detention basin).</p>	0	?	?	0	0/-	0	0	0	0	+	<p>R1 is for a cemetery extension. Impacts on soil and water quality will not be known until the planning application stage, and issues can be mitigated. Furthermore, this is not an allocation, but a designation to safeguard the site for a cemetery</p>

APPENDIX 1.3B ALTERNATIVE OPTION FOR SETTLEMENTS IN BUCHAN

Boddam											
Bcn009 3.5 hectares of employment land and 35 houses at Howe of Boddam, Stirling Village, Boddam	0	0	+	+	+	+	+	+	0	+	Neutral in most aspects except for climate, soil, biodiversity, landscape and cultural heritage which have a negative impact but less significant than the generic assessment. There are also positives impacts on material asset and population but again these are not as significant as the generic assessment.
Bcn010 7 houses at Lendrum Terrace, Boddam	0	0	0	+	+	+	+	+	0	0	Neutral in most respects except for soil, biodiversity and landscape where there is a negative impact but less significant than the generic assessment. There are also two categories which have been identified as having a positive impact, material asset and population, but again these are still not as significant as the generic assessment.
Hatton											
Bcn008 10.5ha employment land at Upper Mill, Hatton	+	+	+	+	0	+	++	+	+	0	Most of the categories have been identified as having a negative effect including, air, climate, soil, landscape and human health but are less significant than the generic assessment. There have been significantly negative impacts identified for water and material asset due to there being insufficient waste water treatment works. Also material assets and population have been identified as having a significantly positive effect due to the provision of new assets.
Bcn020 50 houses at Hatton Vale Development	0	+	+	+	+	0	++	+	+	0	Neutral in some aspects except from soil and biodiversity where there is a negative impact but less significant than the generic assessment. There have been significantly negative impacts identified for water and material asset due to there being insufficient waste water treatment works. The climate has also been identified as having a significantly negative impact due to the development being located in a medium to high risk area of flooding. There has been a significantly positive effect for both population and human health due to the provision of new housing and improved public accesses and open spaces.
Longhaven											
Bcn023 Mixed use (330 houses and Class 6 employment land) at Blackhill, Longhaven	+	+	+	+	+	+	++	+	+	0	Most of the categories have been identified as being negatively impacted including air, climate and landscape. Soil has also been identified as a positive impact but is still not as significant as the generic assessment. Water and material assets have been identified as having a significant negative impact as there is no public sewage infrastructure.
Maud											

Bcn028 8 flats (37 units) and 2 retail units at Nethermuir District Heating, Nethermuir Road, Maud	0	0	+	.	.	.	+/	+	0	0	Neutral in most aspects except soil, biodiversity and landscape which have a negative impact but not as significant as the generic assessment. Population has also been identified as having a positive impact but again it is not as significant as the generic assessment. The material asset has been identified as having a significantly negative impact as Maud Primary School will then be over capacity.
Mintlaw											
Bcn006 30 houses at Nether Aden Road East, Mintlaw	0	0	0	.	0	0	.	+	0	0	Neutral in most aspects except for soil which has been identified as a negative impact but not as significant as the generic assessment. Population has been identified as a positive impact but again is not as significant as the generic assessment. There has been a significantly neutral impact identified for material assets as Mintlaw Primary School will be over capacity.
Bcn019 20 houses on Land at Newlands Road, Mintlaw	0	0	0	.	0	0	.	+	0	0	Neutral in most aspects except for soil which has been identified as a negative impact but not as significant as the generic assessment. Population has been identified as a positive impact but again is not as significant as the generic assessment. There has been a significantly neutral impact identified for material assets as Mintlaw Primary School will be over capacity.
Old Deer											
Bcn002 15 houses at Old Deer Housing Land West	0	0	0	.	0	.	+	+	0	.	Neutral in most aspects except for soil, landscape and cultural heritage which have been identified as having negative impacts but not as significant as the generic assessment. Population and material assets has also been identified as a positive impact but again is not as significant as the generic assessment.
Peterhead											
Bcn016 Industrial/Commercial land at Upperton, Peterhead	.	.	.	.	+	+	+	+	0	.	Most aspects have been identified as having negative impacts which include air, water, climate, soil and cultural heritage but are not as significant as the generic assessment. Biodiversity, landscape and material assets have been identified as having a positive impact but again not as significant as the generic assessment. Population has been identified as having a significantly positive impact due to the provision of new assets.
Bcn017 Extension to existing industrial estate at Wellbank, Peterhead	.	.	.	.	0	0	0	+	0	0	There are some aspects which are neutral but the majority have been identified as having negative impacts those being soil, water, climate and air but are not as significant as the generic assessment. Population has been identified as having a significantly positive impact due to the provision of new assets.
Bcn027 Employment land at North Collielaw, Peterhead	.	.	.	.	0	0	0	+	0	0	There are some aspects which are neutral but the majority have been identified as having negative impacts those being soil, water, climate and air but are not as significant as the generic assessment. Population has been identified as having a significantly positive impact due to the provision of new assets.

Bcn004 Commercial/industrial at Howemuir, west of Peterhead	.	:	o	.	o	.	--/++	+	.	o	There have been some aspects identified which have a negative impact including air, soil, landscape and human health but these are not as significant as the generic assessment. Water and material assets have been identified as significantly negative impacts as there is no public sewage infrastructure to connect up to. Population has been identified as having a significantly positive impact due to the provision of new assets.
Bcn005 Commercial/industrial /Energetica at Forehill, west of Peterhead	.	:	.	.	o	.	--/++	+	.	o	There have been some aspects which have been identified as having negative impacts such as air, climate, soil, landscape and human health but are not as significant as the generic assessment. Water and Material Assets have been identified as significantly negative impact due to there currently being no provision to connect to public sewage infrastructure. Population has also been identified as a positive impact but again is not as significant as the generic assessment.
Bcn011 2 houses on land adjacent to Balmoor House, Peterhead	o	o	o	.	.	.	o	+	o	o	Neutral in most aspects except for soil, biodiversity and landscape which have been assessed as having a negative impact but are less significant than the generic assessment. Population has also been identified as having a positive impact but again not as significant as the generic assessment.
Bcn015 Retail/Destination shopping at Damhead, Peterhead	.	.	:	o	o	o	o	+	+	o	Neutral in most aspects except for air and water which have been identified as having a negative impact but are less significant than the generic assessment. Climate has been identified as having a significantly negative impact due to part of the development area being in a flood risk area. Population and human health have been identified as having significantly positive impacts due to the new provision.
Bcn022 15 residential units on land at Inverugie, Peterhead	o	:	:	.	o	.	--/+	+	+	.	Soil, Landscape and cultural heritage have been identified as having negative impacts but are not as significant as the generic assessment. Also population human health and material assets have been identified as having positive effects but are again less significant than the generic assessment. There have been significantly negative impacts identified for water and material asset due to there being no public sewage infrastructure to connect up to. Climate has also been identified as a significantly negative impact due to the area being at risk from flooding.
Rora											
Bcn024 5 houses at Smithy Croft, Rora	o	:	o	.	o	.	--/+	+	o	o	Neutral in most aspects except for soil and landscape which have been identified as having negative impacts but are not as significant as the generic assessment. Water and Material assets have been identified as having significantly negative impacts due to there being no public sewage infrastructure to connect to. Population and material assets have also been identified as having a positive impact but again not as significant as the generic assessment.
St Fergus											
Bcn021 25 houses on land at Kinloch Road, St Fergus	o	o	o	.	o	o	o	+	o	o	Neutral in most aspects except for soil which has been identified as having a negative impact and population which has been identified as a positive impact both of which are not as significant as the generic assessment.
Strichen											

Bcn026 Housing on land northwest of Ugie View, Strichen	0	0	0	.	0	.	+	+	0	.	Neutral in most aspects except for soil, landscape and cultural heritage which have been assessed as having a negative impact. Material Asset and population have been assessed as having a positive impact but again are less significant than the generic assessment.
Stuartfield											
Bcn013 Increase phase 2 allocation from 25 to 50 houses on Land at Hillview Farm (site H1 in the adopted LDP) east of Stuartfield	0	:	.	.	0	0	-/+	+	0	0	Neutral in most aspects except for climate and soil which have been identified as having negative impacts but are less significant than the generic assessment. Water and material assets have been identified as significantly negative due to there being insufficient waste water treatment works. Population and material assets have been identified as having a positive impact but are less significant than the generic assessment.
Bcn014 34 houses at Stuartfield West	0	.	0	.	0	0	-/+	+	+	0	Neutral in most aspects except for water and soil and material assets which have been identified as having negative impacts but are less significant than the generic assessment. Also population human health and material assets have been identified as having positive effects but are again less significant than the generic assessment.
Landward – Longside Airfield, Glendaveny											
Bcn003 Glendaveny by Longside (407770, 847721)	0	.	0	.	0	.	+	+	0	0	Neutral in most aspects except for water, soil and landscape which have been identified as having negative impacts but not as significant as the generic assessment. Population and material assets have also been identified as having a positive impact, but again are not as significant as the generic assessment.
Bcn007 Employment use (classes 5 and 6) at Longside Airfield (407509, 846958)	:	:	:	+	0	.	-/+	+	0	.	Air, water, climate and material assets have been identified as having significantly negative impacts. Water and material assets have been identified as having significantly negative impacts due to there being no public waste sewage infrastructure to connect to. Air has been highlighted as having a significantly negative impact due to the increase in traffic flow in and around Peterhead. Climate has been identified for similar reasons due to the increase in CO ₂ emissions through increased car travel and energy use. Material assets and population have been identified as having a significantly positive impact due to the provision of new assets. Also landscape and cultural heritage have been identified as having negative impacts and soils have been identified as having a positive impact but are less significant than the generic assessment.
Bcn012 Industrial estate (classes 4, 5 and 6) at Longside Airfield (408017, 847066)	:	:	.	+	0	.	-/+	+	.	.	Negative impacts have been identified in most aspects including climate, landscape, human health and cultural heritage but are less significant than the generic assessment. Soil has been identified as having a positive impact but again is less significant than the generic assessment. There have been significantly negative impacts identified for water and material asset due to there being insufficient waste water treatment works. Air has been highlighted as having a significantly negative impact due to the increase in traffic flow in and around Peterhead. Climate has been identified for similar reasons due to the increase in CO ₂ emissions through increased car travel and energy use. Material assets and population have been identified as having a significantly positive impact due to the provision of new assets.

APPENDIX 1.4: ASSESSMENT OF SITES – FORMARTINE

Appendix 1.4a Preferred Option for settlements in Formartine LDP 2016

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Balmedie											
OP1 (M1) 50 houses, 5Ha of employment land and 7Ha Strategic Reserve employment land.	-	-	-	0	+/-	0	-	0	0	+	Minimal effect as within settlement and providing community facilities. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. M1 Provision of employment land
P4 (R2) Reserved for primary school expansion.	0	0	-	-	0	0	0	0	0	0	R2 Minimal effect as within settlement and providing community facilities. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (H1) 150 houses (including 25 carried over from the previous local plan).	0	-	-	0	0	0	+	0	0	0	Provision of mixed tenure housing
OP3 500 units & leisure development	-	-	-	--	--	--	+/-	+	0	-	Development of this site will leave to significant negative impacts on soil and biodiversity due to impacts on the SSSI. Landscape impacts will also be significant due to the scale of the development on currently undeveloped land. There will also be minor adverse impacts on air, water, cultural heritage and climate due to the scale of the development. There will be positive impacts on material assets and populations due to the creation of new housing and leisure facilities.
R2 (R1) Reserved for new community facilities including a health centre.	0	0	-	0	-	0	0	0	0	+	R1 Provision of community facilities within settlement
Belhevie											
OP1 (H1)	-	--	-	0	-	0	-	0	0	-	H1 Located close to current settlement. There is the need to upgrade waste water draining capacity.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
10 houses.											
Blackdog											
OP1 (M1)	-	-	0	0	+/-	0/-	-	0	0	+ +/ -	Very large mixed use development that integrates with the development of the AWPR and would provide many new services and community facilities. There is potential to create a settlement centre and facilities for the current settlement and the wider rural area. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. Part of development on greenbelt land, but the site is adjacent to the settlement (could be regarded as an infill site between the houses and existing industrial estate). Remediation of contaminated land at a landfill site. Part of site proposed for a park ride and specialist retail facility. Its isolation from the settlement has resulted in more negative effects but together with the other sites will result in an overall mixed environmental impact.
Cuminestown											
OP1 (EH1) Carried forward from the previous local plan for 50 houses.	0	0	0	0	-	0	+	0	0	-	Mixed effect overall
Daviot											
OP1 (H1)	0	--	0	0	-	-	+/-	0	0	-	Site recommended by the Reporter. It is a small extension to Daviot with reasonable access links but a lack of key services or facilities within the current settlement. There are waste water draining issues
Ellon											
OP1 (M1) 980 houses, a new primary school and associated facilities, and 2Ha of employment land.	0	0/ -	0	0	+/ -	+	+	0	+	+	M1 Large mixed use site providing human health and population benefits. Part of the site is at risk from flooding and requires to be mitigated.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 (New allocation) Former Ellon Academy site Mixed use redevelopment	0	0	0	-/+	0	0	++/--	++	++	0	While the remains of Ellon Castle i.e. to the east of the site, re-development is unlikely to have a negative impact. While there is a strip of woodland running along the northern and NW boundary of the site, the proposal is unlikely to have a negative impact. If housing is preferred, it is likely to have a significant negative impact on material assets as there is insufficient primary school capacity.
OP3 (H1) 5 houses.	-	-	0	0	-	0	+	0	0	-	H1 Housing proposal located on allotments. Minor flood risk.
OP5 (E1) and SR1 Employment uses and Strategic Reserve employment land.	0	0/ -	0	0	-	-	++	0	0	+	E1 and SR1 Employment development proposed which will help to sustain population levels. Part of the site is at risk from flooding
OP4 (EH1) 247 houses (site has planning permission).	0	0	0	0	-	0	+	0	0	0	Mixed effect overall
R1 Reserved for a cemetery.	-	-	0	0	-	0	-	0	0	++	R1 Increased employment land. Minor flood risk from an adjacent water course.
CC1 Retail & leisure	+	0	+	+	0	+	++/--	++	++	0	Negative impact on landscape and also air due to the scale of the proposal and its location. There is a small area of high flood risk along the southern boundary and a medium flood risk along the western boundary. Positive impact on material assets, population and human health through provision of retail, employment facilities and job opportunities. Neutral impact on all other topics.
Foveran											
OP1 (M1) 50 houses and 2Ha employment land (and 3Ha of Strategic Reserve employment land).	0	0/ -	+	0	-	0	+	0	0	+	M1 Quarry site, housing and leisure proposed. Part of F74 at risk from flooding.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP3 (E1) and SR1 Employment uses and Strategic Reserve employment land.	-	-	-	0	-	0	+	0	0	+	E1 and SR1 Visually prominent sites located a considerable distance from the nearest settlement but with good links onto the A90 TR. Very exposed position. E1 Small business use proposed. Minor flood risk.
OP2 (EH2) Carried forward for 6 houses.	0	-	+	0	-	0	+	0	0	+	Same as above
Fyvie											
R1 (new) Mini public transport interchange	-	0	0	-	-	- /0	+	+	+	+	Mixed effect overall.
Garmond											
OP1 (H1) 10 houses.	-	0	0	0	-	-	+	0	0	-	Site has limited growth opportunity and would encourage sustain development pattern (increase commuting by private car).
Methlick											
OP1 (H1) 20 houses.	0	0	0	0	-	0	+	0	0/-	0	H1 Some archaeology on the site. Developments could affect water quality of River Ythan.
OP2 (H2) 5 houses.	-	-	-	0	-	0	+	0	0	0	Same as above
Newburgh											
OP1 (M1) 40 houses, community facilities and employment land (1.5Ha).	0	-	0	0	-	-	+	0	0	+	M1 Prominent gateway site. Part of the site is at risk from flooding.
OP2 (H1) 60 houses.	0	0	0	0	0/-	-	+	0	0	+	Mixed effect overall
BUS	0	0	0	0	0	0	0	0	0	+	Positive effect overall

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Safeguarded for employment uses.											
Oldmeldrum											
OP3 (H1)	0	-	0/-	0	-	+	+	-	0	+	H1 Mixed use development, some flood risk on the site and archaeological remains.
OP1 (M1)	0	0	-	0	-	-	+	--	--	-	M1 Site is surrounded by development on all sides, but it is prime agricultural land and area of open space that is protected in ALP. Development could affect the setting of the adjacent Oldmeldrum Conservation Area, visually and from increased traffic. However, the site is within the settlement and is close to all services and community facilities
OP2 (M2)	-	-	0/-	0	0/-	-	0	0	0	+	M2 Mixed effects, minor flood risk from adjacent water course
OP2 Ext. (see MIR Addendum)	.	.	.	.	0	.	+/-	+	+	0	Mixed effects. Negative – air, water, landscape. Positive impacts anticipated from material asset, population, human health.
P3 (see MIR Addendum)	.	.	.	.	0	.	+/-	+	+	0	Mixed effects. Minor adverse long term impact on air quality. Short term adverse on soil. Positive impact on material asset in long-term, human health and population.
Pitmedden											
OP1 (EH1) Allocated for 14 houses, medical centre, village hall and open space	0	.	.	0	.	0	+	+	+	0	This allocation is likely to have mixed effects.
Rashierieve											
OP1 (E1) and SR1 OP1: Employment uses (2Ha) and SR1: Strategic Reserve employment land (3.5Ha).	0	0	0	0	-	0	+	0	0	+	Visually prominent sites located a considerable distance from the nearest settlement but with good links onto the A90 TR. Very exposed position E1 and SR1 Phased development of the site for development would reduce its visual impact. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
St Katherine's											
OP1 (H1) 5 houses.	-	0	0		0	-	+	+	0	0	Development of the site would support the local school in Fyvie
OP2 35 houses & employment	0	+	-	-	0	-	+/-	+	+	0	Negative impact on climatic factors, soil and landscape as the proposal would result in increased transport related CO ₂ emissions and the site would be visually prominent from the A947. Positive impact on material assets, population and human health through provision of new housing, including affordable housing and new public open space. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Neutral impact on all other topics.
Tarves											
OP1 (M1) 100 houses and 3Ha employment land.	+/- -	0	-	0	-	-	+	0	-	0	Development would sustain falling school roll. M1 is a mixed use proposal with housing and employment land. But an exposed site and could affect the landscape character unless landscaped and the layout is designed appropriately.
OP3 employment land	-	-	-	-	0	-	+/-	+	+	0	Adjacent OP1 and OP2. Mixed effect overall
OP2 (H1) 10 houses.	0	0	0	0	-	-	+	0	0	0	Mixed effect overall
Turriff											
OP2 (H1) 60 houses.	0	0	-	0	-	0	+	0	0	0	Mixed effect overall
OP3 (EH1) Carried forward from the previous local plan for 90 houses.	0	0	-	0	-	0	+	0	0	0	Mixed effect overall
P6 (R1) Reserved for a replacement primary school.	0	0	-	0	-	0	0	0	0	0	Negative effect overall
OP4 (E1)	-	-	-	0	-	0	+	0	0	0	E1 Care home.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Employment uses (1Ha).											
OP5 (E2) Employment uses (1.7Ha)	-	-	-	0	-	0	+	0	0	+	Mixed effect overall
OP1 (M1) 450 houses, a new primary school, associated facilities and employment land (10 Ha).	0/ -	-	0	0	-	0	+	0	0	0	M1 Is a mixed use development. Would result in the loss of ancient woodland and biodiversity (F129) unless the woodland is retained. M1 Loss of ancient woodland and biodiversity Some remediation of contaminated land & flooding issues
OP6 (E3) and BUS OP6 allocated for 4.5Ha employment land and BUS safeguarded for employment uses.	-	-	-	0	-	0	0	0	0	+	Mixed effect overall
Udny Green											
OP1 (H1) 30 houses	0	0	0	0	-	0	+	0	0	0	Small site and is unlikely to adversely affect the environment.
Udny Station											
OP1 (M1) 35 houses and employment uses (1Ha).	0	0	0	0	-	-	+	0	0	-	This allocation is likely to have mixed effects.
West Pitmillan											
OP1 (E1) allocated for employment use	0	+	+	0	+	0	+	+	+	0	This allocation is likely to have mixed effects.
BUS	0	+	+	0	+	0	+	+	+	0	This allocation is likely to have mixed effects.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Ythanbank											
OP1 (H1)	-	-	-	0	-	0	+	0	0	0	This allocation is likely to have mixed effects.

Appendix 1.4b Alternative option for settlements in Formartine

Balmedie											
FM047 900 residential units and provision of employment land, neighbourhood retail and community facilities, i.e. primary school, at Keir Farm, Balmedie											Negative impact on biodiversity, cultural heritage, soil and landscape. The scale and location of this proposal could have a significant negative impact on air quality and climatic factors through increased transport and associated CO ₂ emissions. Could also have a significant adverse impact on water and material assets by exceeding waste water and school capacity. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, and new public open space and job opportunities. Neutral in all other topics.
FM077 1000 residential units and unspecified amount of employment land, leisure, retail and park and ride facility (including provision of educational facilities) at Balmedie West.											Negative impact on biodiversity, cultural heritage, soil and landscape, though likely to be less significant than the generic assessment. The scale and location of this proposal could have a significant negative impact on air quality and climatic factors through increased transport and associated CO ₂ emissions. Could have a significant adverse impact on water and material assets by exceeding waste water and school capacity. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, and new public open space and job opportunities. The site is located in proximity to scheduled monuments SM 3277 Hare Cairn, cairn 600 W of Keir and SM 3275 The Temple Stones, stone circle NE of Potterton House. The site is likely to have significant effect on views from and towards the monuments.
Belhelvie											
FM049 – 25 residential units at Cairntack East, Belhelvie											Negative impact on soil and positive impact on material assets, population and health, though these impacts are likely to be less significant than the generic assessment. Significant negative impact on material assets as proposal would exceed primary school capacity. Neutral in all other topics.
FM050 – 50 residential units at Cairntack West, Belhelvie											Generally neutral. Negative impacts on soil and climatic factors and a positive impact on material assets, population and human health, though these impacts are likely to be less significant than the generic assessment. Significant negative impact on material assets as the proposal will exceed primary school capacity.
FM036 – Up to 20 residential units and land reserved for community uses at land beside Little Tam Croft, adjacent to the B977.											Negative impact on soil and landscape, and positive impact on material assets, population and human health, though these impacts are likely to be less significant than the generic assessment. While Eigie burn runs along the western edge of the site, the topography of the site slopes down to the burn and should mitigate any potential flood risk. The proposal is likely to have a significant negative impact on material assets by exceeding primary school capacity. Neutral impact on all other topics.
FM035 – 1 residential unit at Rockside.											Generally neutral. Negative impacts on soil, positive impact on population and human health and a mixed impact on material assets, though likely to be less significant than the generic assessment.
Cuminestown											

FM057 81 residential units and land for community uses. It is also proposed to reserve a significant area for a wildlife haven to the west of the burn.	0	!	!	!	+	0	++/-	+	+	0	Positive impact on biodiversity as land will be reserved for a wildlife haven. Significant negative impacts on climatic factors, as the western part of the site is located in a high risk flood risk area, while the scale of the proposal would increase transport associated CO ₂ emissions. Significant negative impact on material assets and water, as proposal would exceed WWTW capacity. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impact on all other topics.
Daviot											
FM071 – 3 residential Units at Wellpark, Daviot	0	0	0	!	0	0	-/+	+	+	0	Generally neutral. Negative impact on soil and positive impact on material assets, population and human health, though these impacts are likely to be less significant than the generic assessment. Significant negative impact on material assets as the proposal would exceed secondary school capacity.
FM072 – 0.84 ha employment/retail land and 3.9ha of housing land (approx 80 residential units) on field adjacent to Wellpark, Daviot	0	!	!	!	0	0	-/+	+	+	0	Scale and location of development would have a negative impact on soil and climatic factors, though these are likely to be less significant than the generic assessment. Significant negative impacts on water and material assets as the proposal would exceed WWTW and school capacity. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, new public open space, employment facilities and job opportunities. Neutral impacts on all other topics.
FM085 – 5 residential units at Whiteley Farm, Daviot											Negative impacts on soil during the construction phase and landscape due to the prominence of the site. Positive impacts on material assets, population and human health, though likely to be less significant than the generic assessment.
Ellon											
FM051 – 180 residential units on Land at Newton of Fechil.	!	0	!	!	0	0	+	+	+	0	Negative impact on air and climatic factors, though these are likely to be less significant than the generic assessment. Scale of development is likely to have a significant negative impact on soil, with 30% of the site being located on prime agricultural land. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing open space. Neutral impacts on all other topics.
FM006 – 100 residential units on land at Cassiegills.	!	0	!	!	0	!	++/-	+	+	0	Negative impact on air, soil and landscape, though these are likely to be less significant than the generic assessment. Significant negative impact on climatic factors, as proposal would increase transport related CO ₂ emissions and there is a narrow strip of high flood risk land running north to south through the site. Significant negative impacts on material assets as proposal would exceed school capacity. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impacts on all other topics.
FM031 – 200 residential units and provision of a Riverside recreation park at Waterton Farm.	!	0	!	!	0	!	++/-	+	+	0	Negative impact on landscape and air, though likely to be less significant than the generic assessment. Significant negative impact on climate and soil as the proposal would increase transport related CO ₂ emissions, there is a small area of high flood risk along the southern boundary and a medium flood risk along the western boundary and approximately 50% of the site is located on prime agricultural land. Significant negative impact on material assets as proposal would exceed school capacity. Significant

											positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral on all other topics.
FM056 – Mixed Use Development at Fortree Farm, Ellon including 49 residential units and communal building	0	0	0	+	0	+	+/++	+	+	0	Negative impact on landscape due to sites prominent location. Significant negative impact on soil due to impact from construction phase and the sites location on prime agricultural land. Significant negative impact on material assets as there is insufficient school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, community facilities and new public open space. Neutral impact on all other topics.
FM079 – 20 residential units at Waterton House.	0	0	+	+	0	+	+	+	+	0	Negative impact on landscape due to prominence of site. Also negative impact on climatic factors and positive impact on material assets, population and human health, though these are likely to be less significant than generic assessment. Significant negative impact on soil due to impact from construction phase and the sites location on prime agricultural land. Neutral impact on all other topics.
FM083 – Mixed Use 10,000 sq m retail park, business park, garden centre, restaurants, hotel, leisure facilities etc. Cromleybank, Ellon.	+	+	+	+	+	+	+	+	0	0	Negative impact on landscape and soil, though likely to be less significant than the generic assessment. The scale and location of this proposal is likely to have a significant impact on air quality and climate through increased traffic flow and associated CO ₂ emissions. Significant positive impacts on material assets through provision of retail and leisure facilities and job opportunities etc. There is a wetland on the site – the site is likely to have negative effects on biodiversity and water. Neutral impacts on all other topics.
Fintry											
FM044 – 20 residential units at Northern Findale Cottages, Fintry	0	0	0	+	0	+	+	+	+	0	Negative impact on soil/landscape and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
FM043 – 22 residential units at Southern Findale Cottages, Fintry	0	0	0	+	0	+	+	+	+	0	Negative impact on soil/landscape and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
Foveran											
FM061 –Mixed use with 50 additional houses, 3ha of employment land, Foveran	+	+	+	+	0	+	+/++	+	+	0	While there is a small area of high flood risk and some woodland within the south west boundary, development is not proposed in these areas and therefore unlikely to have a negative effect. Negative impact on air, soil, climatic factors and landscape, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and school capacity. Significant positive impact on material assets through provision of new housing, including affordable housing, new public open space and employment facilities and opportunities. Neutral impacts on all other topics.

FM060 – 69 residential units at Ardgill, Foveran.	.	!	.	.	0	.	-/+	+	+	0	Negative impact on air, soil, climatic factors and landscape, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as there is insufficient WWTW and school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impacts on all other topics.
FM013 – 0.77ha of employment land, Foveran	0	0	0	.	0	0	+	+	+	0	Generally neutral. Negative impact on soil, as the whole site is located on prime agricultural land. Positive impact on material assets and population through provision of employment facilities and job opportunities, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
FM014 – 35 residential Units on Land West of Blairythan Place, Foveran	0	!	0	.	0	0	-/+	+	+	0	Negative impact on soil, as the whole site is located on prime agricultural land, and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as there is insufficient school and WWTW capacity. Neutral impact on all other topics
FM017 – 7.62 ha of Mixed Use development on land South West of Foveran Fields (Cala Homes Development	.	!	.	.	0	0	-/+	+	+	0	Negative impact on air, soil and climatic factors, but likely to be less significant than the generic assessment. Significant negative impact on water and material assets as there is insufficient WWTW and school capacity. Significant positive impact on material assets through provision of new housing, including affordable housing, new public open space, employment facilities and job opportunities. Neutral impacts on all other topics.
FM019 – 7 residential units at North Westfield, Foveran	0	!	0	.	0	0	-/+	+	+	0	Negative impact on soil and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as proposal will exceed WWTW and school capacity. Neutral impact on all other topics.
Kirton of Auchterless											
FM001 – 10 residential units and land reserved for a replacement school at Kirton of Auchterless	0	!	0	.	0	.	-/+	+	+	.	Negative impact on soil, landscape and cultural heritage as the site is located on prime agricultural land and could impact on the setting of the town and the B listed Old Parish Church of Auchterless (St Donan) and C(S) listed Auchterless Parish Church, churchyard and mausoleum. Positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal will exceed WWTW capacity. Neutral impact on all other topics.
FM002 – 10 residential units and land for community facilities at Kirton of Auchterless	0	!	0	.	0	.	-/+	+	+	.	Negative impact on soil, landscape and cultural heritage as the site is located on prime agricultural land and could impact on the setting of the town and the B listed Old Parish Church of Auchterless (St Donan) and C(S) listed Auchterless Parish Church, churchyard and mausoleum. Positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal will exceed WWTW capacity. Neutral impact on all other topics.
Methlick											

FM010 – 5 residential units at New Deer Road, Methlick	0	0	0	.	0	.	-/+	+	+	0	Negative impact on soil, landscape (prominence) and material assets and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
FM052 – 5 Residential Units at Black Craigs, Methlick	0	0	0	.	0	.	-/+	+	+	0	Negative impact on soil, landscape (prominence) and material assets and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
FM021 – 6 Residential Units at Sunnybrae Croft, Methlick	0	0	0	.	0	.	-/+	+	+	0	Negative impact on soil, landscape (prominence) and material assets and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
Newburgh											
FM048 – 135 Residential Units on Land at Knockhall, Newburgh	0	!	!	.	0	0	-/+	+	+	0	Negative impact on soil, though likely to be less significant than the generic assessment. While the proposed site is approximately 450 west of Ythan Estuary, Sands of Forvie and Meikle Loch SPA, it is unlikely to have a negative impact. Significant negative impact on climatic factors as proposal is likely to increase transport related CO ₂ emissions in and around Ellon. Significant negative impact on water and material assets as proposal will exceed WWTV, primary school and roads infrastructure capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impact on all other topics.
FM064 – 80 Residential Units on Land at Meikle Haddo, Newburgh	0	0	!	!	!	.	+	+	+	0	Negative impact on the setting of the town from the western approach. Significant negative impact on climatic factors as a large area within the southern boundary is identified as high and medium flood risk, while the proposal is also likely to increase transport related CO ₂ emissions. Significant negative impact on soil due to the scale of the proposal and its location on prime agricultural land. Likely to be a significant negative impact on biodiversity as the Foveran burn, which runs along the southern border of the site, flows into the Ythan Estuary, Sands of Forvie and Meikle Loch SPA, which is 320m from the site. Significant positive impacts on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral on all other topics.
FM068 – 4 Residential Units and relocation of Parish Church with Hall and Recreation Area at Inch Road, Newburgh	0	0	!	.	!	.	+	+	+	0	Negative impact on soil and landscape as the whole site is located on prime agricultural land and in an LDP protected area (to conserve the setting of the settlement). Positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Proposal could have a significant negative impact on biodiversity as the eastern boundary of the site adjoins the Ythan Estuary, Sands of Forvie and Meikle Loch SPA. Significant negative impact on climatic factors as there are areas of high flood risk within the northern and western boundaries. Neutral impact on all other topics.
FM078 – 10 Residential Units at Loanhead Croft, Newburgh	0	0	0	.	0	0	+	+	+	0	Negative impact on soil and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Neutral impact on all other topics.
Oldmeldrum											

FM022 – 150 residential units and community facilities at Newbarns, Oldmeldrum	0	+	+	-/+	0	0	-/+	+	+	0	With regard to soil, there will be a significant negative impact due to the construction phase and the majority of the site being located on prime agricultural land, and a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (Oldmeldrum Landfill). Significant positive impact on material assets, population and human health, though likely to less significant than the generic assessment. Significant negative impact on climatic factors, through increased transport emissions, while a watercourse which runs across the site, may pose a flood risk. Significant impact on water and material assets as proposal will exceed WWTW and school capacity. Neutral impact on all other topics.
FM004 – 60 residential units at Chapelpark, Oldmeldrum	0	+	+	-/+	0	0	-/+	+	+	0	With regard to soil, there will be a significant negative impact due to the construction phase and the majority of the site being located on prime agricultural land, and a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (Oldmeldrum Landfill). Significant positive impact on material assets, population and human health, though likely to less significant than the generic assessment. Significant negative impact on climatic factors, through increased transport emissions, while a watercourse which runs across the site, may pose a flood risk. Significant impact on water and material assets as proposal will exceed WWTW and school capacity. Neutral impact on all other topics.
Pitmedden											
FM032 – 9 residential units at Milldale East.	0	0	0	+	0	+	-/+	+	+	0	Negative impact on soil and landscape (prominence) and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on material assets as proposal will exceed secondary school capacity. Neutral impact on all other topics.
FM033 – 30 residential units at Quarry Field, Pitmedden	0	0	0	-/+	0	+	-/+	+	+	0	With regard to soil, there is likely to be a negative impact due to the construction phase and a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (Allathan Landfill). Negative impact on landscape and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on material assets as the proposal would exceed primary and secondary school capacity. Neutral impact on all other topics.
FM034 – 2ha of employment land (1ha to be developed and 1ha to be landscaped) at Allathan Westfield.	0	0	+	-/+	0	+	+	+	+	0	With regard to soil, there is likely to be a negative impact due to the construction phase and a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (Allathan Landfill). Negative impact on landscape as the site would impact on the setting of the town, and positive impact on material assets, population and human health, though likely to less significant than the generic assessment. While there is an area of high flood risk within the north west boundary this is only scored a negative as it could be accommodated within a suitable layout.

FM058 – 132 Residential Units on land at Bonnyton farm	0	+	+	+/	0	+	+/	+	+	0	Negative impact on landscape due to the prominence of the site. With regard to soil, there is likely to be a significant negative impact due to the construction phase and the site being located on prime agricultural land a positive impact as development could remediate the site, which is located on land identified as a 'potentially contaminated land site (rifle range). Significant negative impact on climatic factors as there is a high flood risk area along the north western boundary, while the scale of development is likely to increase transport related CO ₂ emissions. Significant negative impact on water and material assets as there is insufficient WWTW and school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space.
FM063 – 80 Residential Units (Possible provision of community facilities) at Bonnyton farm.	0	+	+	+	0	+	+/	+	+	+	Negative impact on climatic factors, though likely to be less significant than the generic assessment. Significant negative impact on soil due to the construction phase and approximately a third of the site being located on prime agricultural land. Significant negative impact on landscape and cultural heritage as the site is located on ALDP protected land identified as 'influencing' a Designed landscape (A listed Pitmedden Garden). Significant negative impact on water and material assets as the proposal would exceed WWTW and school capacity. Significant positive impact on material assets through provision of new housing, including affordable housing, and new public open space. Neutral impact on all other topics.
Potterton											
FM005 – Mixed use – 100 residential units, 3ha of employment land, land reserved for community facilities, Middleton of Potterton	0	+	+	+	0	+	+/	+	+	0	Negative impact on climatic factors, soil and landscape, though these are likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity and, potentially, local road infrastructure. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new public open space, employment facilities and job opportunities. Neutral impact on all other topics.
FM062 – 110 residential units at Potterton	0	+	+	+	0	0	+/	+	+	0	Negative impact on soil, though likely to be less significant than the generic assessment. Negative impact on climatic factors as there is an area of high flood risk within southern boundary of the eastern site (062b), while the scale of development would increase transport related CO ₂ emissions. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity and, potentially, local road infrastructure. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing and new public open space. Neutral impact on all other topics.
FM065 – 150 residential units at Denhead of Potterton.	0	+	+	+/	0	+	+/	+	+	0	With regard to soil, there is likely to be a negative impact due to the construction phase and a positive impact as development could remediate the site, as the eastern half is located on land identified as a 'potentially contaminated land site (Shanks Wester Hatton Landfill). Proposal could also have a negative impact on climatic factors and landscape, though this is likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity and, potentially, local road infrastructure. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing and new public open space. Neutral impact on all other topics

FM070 – 2 residential units at Mill of Potterton	0	0	0	0	0	0	-/+	+	+	0	Generally neutral. Negative impact on soil during the construction phase and significant negative impact on material assets as the proposal would exceed primary school capacity. Positive impact on material assets, population and human health through provision of new housing, including affordable housing and new public open space.
FM074 – 35 residential units at Laingseat Road, Potterton.	0	0	0	0	0	0	-/+	+	+	0	Generally neutral, with a negative impact on soil, although this is likely to be less significant than the generic assessment. Significant negative impact on material assets as the proposal would exceed primary school capacity. Positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space.
FM075 – Mixed use at – 350 Residential Units and unspecified amount land for employment	0	+	+	-/+	0	0	-/+	++	+	0	Likely to have negative impact on soil due to the construction phase and a positive impact as development could remediate the site, as the eastern part is located on land identified as a 'potentially contaminated land site (Shanks Wester Hatton Landfill). Negative impact on landscape and biodiversity due to the scale of development and the presence of a small area of woodland within the eastern boundary. Likely to have significant negative impacts on climatic factors as the scale of development will increase transport related CO ₂ emissions, while there are small areas of high flood risk within the western boundary. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity and, potentially, local road infrastructure. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, employment facilities, job opportunities and new public open space. Neutral impact on all other topics
Rashierieve											
FM018 – 2.14ha of employment land at a site located between the existing A90, the proposed dual carriageway and the A975.	0	0	0	0	0	0	0	+	+	0	Significant negative impact on soil due to the scale of development and the whole site being located on prime agricultural land. Negative impact on air, landscape and climatic factors, though likely to be less significant than the generic assessment. Positive impact on material assets, population and human health through provision of employment facilities and job opportunities.
FM082 – Mixed use development on land to the east of the A90. (includes 50 residential units)	0	0	0	0	0	0	-/+	+	+	0	Negative impact on air, climatic factors and landscape, though likely to be less significant than the generic assessment. Significant negative impact on soil, due to the scale of the proposal and its location on prime agricultural land. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new employment facilities, job opportunities and new public open space. Neutral impact on all other topics

FM015 – Mixed Use development on site adjacent to Foveran Motors (5.76ha)	.	!	.	!	0	0	-/+	+	+	0	Negative impact on air and climatic factors, though likely to be less significant than the generic assessment. Significant negative impact on soil, due to the scale of the proposal and its location on prime agricultural land. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new employment facilities, job opportunities and new public open space. Neutral impact on all other topics.
FM016 – Mixed Use development on land to the west of the existing A90 and north of Cragie Road. 4.5ha.	.	!	.	!	0	0	-/+	+	+	0	Negative impact on air and climatic factors, though likely to be less significant than the generic assessment. Significant negative impact on soil, due to the scale of the proposal and its location on prime agricultural land. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new employment facilities, job opportunities and new public open space. Neutral impact on all other topics.
Rothienorman											
FM028 – 138 residential units on land west of Rothienorman.	0	!	.	!	0	.	-/+	+	+	0	Negative impact on climate, soil, landscape (setting of the town), though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new employment facilities, job opportunities and new public open space. Neutral impact on all other topics.
Tarves											
FM027 – 10 residential units on land north of Tarves Lea.	0	0	0	.	0	0	+	+	+	0	Generally neutral, with a negative impact on soil as a result of the construction phase. Positive impacts on material assets, population and human health through provision of new housing, including affordable housing and new public open space.
Tipperty											
FM054 – 50 residential units, with new village green proposed on land to the east of Tipperty.	.	.	.	!	0	0	-/+	+	+	0	Negative impact on air, water (no public WWTW provision) and climatic factors and a positive impact on material assets, population and human health, though these are likely to be less significant than the generic assessment. Likely to have a significant impact on soil, as a result of the construction phase and the sites location on prime agricultural land.
Turriff											
FM042 – 115 residential units and possible provision of leisure facilities for local football clubs (land area unspecified).	0	!	.	-/+	0	0	-/+	+	+	0	Likely to have a negative impact on soil due to the construction phase and a positive impact as development could remediate the site, as the eastern part is located on land identified as a 'potentially contaminated land site (Lower Smiddyseat Landfill). Negative impact on climatic factors, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space (including leisure facilities). Neutral impact on all other topics.

FM003 – 2 residential units and 4 holiday chalets at Bridegend terrace.	0	0	+	-/+	+	0	+	+	+	0	With regard to soil, the proposal would have a negative impact during the construction phase and a positive impact as development may remediate a small area of contaminated land on the southern part of the site. Negative impact on biodiversity as there is woodland within the western boundary, while scrubland is present in other areas. Proposal is unlikely to impact on the Old Parish church (cultural heritage), which is a category A listed building located approximately 260, to the north. Positive impact on material assets population and human health through provision of new housing and new public open space. Significant negative impact on climatic factors as there is a high flood risk area within the northern boundary.
FM046 – 25 residential units at Knockieland, north of Slackadale Gardens, Turriff	0	+	0	+	0	+	-/+	+	+	0	Negative impact on soil and landscape, though likely to be less significant than the generic assessment. Positive impact on material assets, population and human health through provision of housing and new public open space. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Neutral impact on all other topics.
FM012 – 125 residential units at Knockiemill.	0	+	+	+	0	+	-/+	+	+	0	Negative impact on the local landscape as the western half of the site falls steeply westward, and on climatic factors as the proposal is likely to result in increased transport related CO ₂ emissions. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets population and human health through provision of new housing and new public open space.
FM041 – Mixed Use Development at Former Yard and Cornfield Road. 36 residential units, and purpose built health centre or office block	0	+	+	-/+	0	0	-/+	+	+	0	Negative impact on climatic factors and soil, though likely to be less significant than the generic assessment. Positive impact on soil as the whole site is identified as a 'potentially contaminated site' (Turriff Depot) and development would remediate the site. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, new employment facilities, job opportunities and new public open space. Neutral impact on all other topics.
FM008 – 75 residential units, 5ha of employment land and land reserved for community facilities. Little Turriff, to the south of Bridgend terrace	0	+	+	-/+	0	+	-/+	+	+	0	Likely to have a negative impact on soil due to the construction phase and a positive impact as development could remediate the site (northern part is located on land identified as a 'potentially contaminated land site (Millmoss Landfill). Negative impact on climatic factors and landscape (setting of the town), though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impact on all other topics.
FM039 – Holiday park for residential caravans/log cabins at the Hillocks, Delgaty Wood.	+	+	+	+	+	+	-/+	+	+	0	Negative impact on air and climatic factors through increased transport and associated CO ₂ emissions, and on soil. Significant negative impact on biodiversity and landscape as approximately 90% of the site is located on ancient woodland, with the remaining area identified as mixed woodland. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Significant positive impact on material assets, population and human health through provision of new housing/leisure facilities, public open space and job opportunities. Neutral impact on all other topics.

Udny Green											
FM055 – 15 residential units on land to the north west of bridgend.	0	+	0	+	0	+	-/+	+	+	0	Negative impact on soil and landscape (prominence) and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Neutral impact on all other topics.
Udny Station											
FM067 – 20 residential units and extension of sport and recreation area on land at Udny Station West.	0	+	0	+	0	+	-/+	+	+	0	Negative impact on soil and landscape (proposal could impact on the setting of the town) and a positive impacts on material assets, human health and population, though likely to less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Neutral impact on all other topics.
FM066 – 20 residential units and extension of sport and recreation area on land at Udny Station West.	0	+	0	+	0	+	-/+	+	+	0	Negative impact on soil and landscape (proposal could impact on the setting of the town) and a positive impact on material assets, human health and population, though likely to less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Neutral impact on all other topics.
FM076 – 37 residential units, employment land and provision of football pitch and trim trail at Udny Station	+	+	+	+	0	+	+/+	+	+	0	Negative impact on air, climatic factors, soil and landscape (proposal could impact on the setting of the town), though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW capacity. Significant positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Neutral impact on all other topics.
Westfield, Foveran											
FM053 – 5 residential units on land at Westfield, Foveran (West Pitmillan)	0	+	0	+	0	0	-/+	+	+	0	Negative impact on soil as a result of the construction phase, and positive impacts on material on material assets, population and human health through provision of new housing, including affordable housing, and new public open space. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity. Neutral impact on all other topics.
Woodhead											
FM011 – 5 residential units on land at Woodhead of Fyvie (Fyvie Road)	0	+	0	+	+	0	+	+	+	0	Negative impact on soil and positive impact on material assets, population and human health, though likely to be less significant than the generic assessment. SEPA's waste water drainage GIS layer is under review and Woodhead has been put forward for removal. The effect of this bid on water is negative. Significant negative impact on biodiversity as the site is within the Windyhills LNCS and could, potentially, have a significant impact. Neutral impact on all other topics.
Landward											

FM025 – 5 residential units at Whiterashes (384440.85 824517.90)	0	0	0	+	0	0	-/+	+	+	0	Generally neutral. Negative impact on soil as a result of the construction phase and the sites location on prime agricultural land. Positive impacts on material assets, population and human health, though likely to be less significant than the generic assessment. Significant impact on material assets as the proposal would exceed primary and secondary school capacity.
FM069 – 30 residential units (Hattoncrook Housing) 384716.93 824545.83	0	0	0	+	0	+	-/+	+	+	0	Generally neutral. Negative impact on soil, as a result of the construction phase and part of the site being located on prime agricultural land. Negative impact on landscape as the proposal may impact on the setting of the village. Positive impacts on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on material assets as the proposal would exceed primary and secondary school capacity.
FM029 – 12 residential units on land adjacent to McKay's Park (394985.74 818695.83)	0	+	0	+	0	0	-/+	+	+	0	Negative impact on soil and positive impacts on material assets, population and human health, though likely to be less significant than the generic assessment. Significant negative impact on water and material assets as the proposal would exceed WWTW and primary school capacity.
FM059 – 5 residential units on land adjacent to Foveran Parish Church.	0	+	0	+	+	0	+	+	+	+	Negative impact on water (private waste water drainage would be required), on soil and biodiversity (approximately a third of the site is shrubbed/wooded). Could have a negative impact on cultural heritage as site is immediately to the south of the B listed Foveran Parish Church. Positive impacts on material assets, population and human health, though likely to be less significant than the generic assessment.
FM038 – 4.5 ha of employment land (business and offices) on land at Middlemuir. (393743.57 820209.41)	0	0	+	+	0	0	+	+	+	0	Negative impact on climatic factors as proposal is likely to increase transport related CO ₂ emissions. Significant negative impact on soil as the whole site is located on carbon rich soil (JHI: Class 6). The scale of development would also have a significant positive impact on material assets, population and human health through provision of employment facilities and job opportunities.
FM037 – 10 residential units on land at North Redbriggs (379205.70 846567.34)	0	+	0	+	0	0	+	+	+	0	Negative impact on soil during the construction phase and on water, as private waste water drainage is likely to be required. Positive impact on material assets, population and human health, though likely to be less significant than the generic assessment.
FM026 – 5ha of employment land and retail/tourism provision on land at Orrock, Cock and Bull (396546.15 819132.05)	+	+	+	+	0	0	+	+	+	0	Negative impact on soil due to the construction phase and part of the site being located on prime agricultural land. Negative impact on water as a private drainage system would be required. Given the scale and isolated location of the proposal, it is likely to increase car travel in and around Ellon and therefore have a significant impact on climatic factors and air quality. Significant positive impacts on material assets through provision of employment and leisure facilities and job opportunities. Neutral impacts on all other topics.

FM007 – 6 residential units on land at Street of Monteach (386841.03 939841.02)	0	.	0	.	0	0	+	+	+	0	Negative impact on water as a private waste drainage system is likely to be required. Negative impact on soil during the construction phase. Positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space.
FM040 – 7 residential units on land at Towie (374643.83 844160.26)	0	.	0	.	.	0	+	+	+	0	Negative impact on water as a private waste drainage system is likely to be required. Negative impact on soil during the construction phase and, potentially, on biodiversity as the site contains a number of trees. Positive impact on material assets, population and human health through provision of new housing, including affordable housing, and new public open space.

Appendix 1.5: Assessment of sites – Garioch

Appendix 1.5a: Preferred option for settlements in Garioch, LDP 2016

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Blackburn											
OP1 (M1) 50 houses and 3Ha for a primary school (in conjunction with R1).	-	--	+	-	0/ -	+	+/ -	0	0/ -	+	M1: Negative for Biodiversity, permanent impact; positive for Soil, remediation of contaminated land, permanent impact, positive for the range of house types, permanent impact; and positive for Replacement school, permanent impact. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. There are issues with waste water treatment capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
P5 (formerly R1) 3Ha reserved for replacement primary school.	+	0	0	0	0/ -	0	0	0	0	+	R1: positive for community facilities, permanent impact. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
BUS Safeguarded for employment uses.	+	0	0	0	+/ -	0	0/ +	0	0	+ +	BUS will provide employment opportunities, reducing the need for commuting. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip
Chapel of Garioch											
OP1 (H1) 10 houses	-	0	0/ -	0	-	+	+	0	-	+/ 0	H1: The building form will reflect the surrounding rural architecture in its character and choice of materials but in a contemporary Scottish style. H1 Developments will provide a mix of housing including affordable housing, but will increase the number of commuters. Minor flood risk affecting G28 from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (H2) 15 houses	-	0	0/ -	0	-	+	+	0	-	0	H2: Developments will provide a mix of housing including affordable housing, but will increase the number of commuters. Minor flood risk affecting G28 from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Cluny and Sauchen											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (H1, boundary altered to reduce risk of flooding) 50 houses	-	--	0/ -	0	-	0	+/ -	0	0	0	H1 Development will increase the number of commuters by car. There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets. Flood risk assessment required.
OP2 (EH1) 5 houses	-	-	0/ -	0	-	0	+/ -	0	0	0	Same as above. Flood risk assessment required.
Dunecht											
OP1 (EH1) Allocation for 14 houses	,	,	,	,	,	,	+	+	+	,	Mixed effects overall but not as significant as a generic assessment
Echt											
OP1 (H1) 25 houses	0	0	0	0	-	+	0	+/ -	0	+	H1: Existing open space in Echt would be retained and safety increased by the potential for properties to overlook the space. Development is likely to increase the number of commuters by car. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Hatton of Fintray											
OP1 (H1) 8 houses	-	--	0/ -	-	0	+	+/ -	0	0	0	H1: Human health – Provide a mix of house types, permanent impact, Air – Increase numbers of commuters by car, permanent impact, Human health – Provide a mix of house types, permanent impact, Population – Provide a mix of house types, permanent impact. There are issues with waste water treatment capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
Insch											
OP1 (H1) 48 houses	0	--	--	0	+/ -	0	+	0	0	0	H1: Part of the site is at risk from flooding. However the site is very close to the centre of the Insch and the train station. Also, development would use prime agricultural land. Flood risk assessment has been undertaken and agreed by SEPA.
OP2 (H2) 12 houses	0	0	0	0	+	0	+	0	0	0	H2: Redevelopment of a brownfield site, demolition of car repair garage allowing a purpose built MOT garage to be built in industrial estate and site to be redeveloped as residential
OP3 (H3) 10 houses	0	0	0	0	+	0	+	0	0	0	H3: Similar design and type of houses as site directly opposite (The Rowans).

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP4 (EH1) 70 houses	0	0	0	0	+	0	+	0	0	0	EH1 is proposed in the north of the settlement and are likely to have a positive or neutral effect as the proposals are for mixed uses, and they are near the centre of Insch.
OP5 (E1) Allocated for employment land and R1 is reserved for environment and access improvements.	0	0	-	0	+/-	+	+	0	-	0	Same as OP4 (EH1)
Inverurie /Port Elphinstone											
OP1 (M1) & OP6 (H3) M1: 158 houses and 0.35Ha employment land and H3: 27 houses	-	--	-	-	+/-	-	+/-	+	+/-	-	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP2 (M2) 180 house, 0.5Ha employment land and community and retail facilities.	+/-	-	+	+	+	+	+/-	0	+	0	M2: Part of the site is at flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP3 (M3) 250 houses	-	--	-	0	+/-	+	+/-	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP4 (H1) 737 houses, community facilities and primary school	+/-	--	0	0	+/-	+	+/-	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP5 (H2) 20 houses	0	-	0	0	+/-	+	+/-	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP7 (H4) 150 houses	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP8 (EH1) 465 houses	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP9 (EH2) 175 houses	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP10 (EH3) 250 houses	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP11 (E1) Employment land	-	--	-	0	+/ -	+	+/ -	0	-	0	E1: The houses will embrace modern, sustainable and carbon neutral technology where it has been proven to be both efficient and cost effective
OP12 (E2) Employment land – office development class 2	-	-	-	-	-	-	+	+	+	0	Mixed effects overall but not as significant as a generic assessment
OP13 (E3) and SR2 Reserved for employment uses and Strategic Reserve employment land	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP14 25 houses	+/ -	--	0	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
OP15 Mixed use with up to 80 houses	+/ -	--	0	+	+/ -	+	+/ -	0	+	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets. Redevelopment of brownfield site will have positive impact on landscape, human health and soil through remediation of possible contaminated land.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
SR1 Strategic Reserve employment land	+/ -	-	0	0	+	+	0	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
Bus2 to Bus5 Reserved for business uses	-	--	-	0	+/ -	+	+/ -	0	-	0	Bus2 to Bus5 are existing employment land sites and their continued use for employment is unlikely to adversely affect the environment.
Bus6 to Bus11 Reserved for business uses	-	--	-	0	+/ -	+	+/ -	0	-	0	BUS5 to BUS12 are at minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strips
Bus1 Reserved for business use	-	--	-	0	+/ -	+	+/ -	0	-	0	There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and mixed assessment for material assets.
Kemnay											
R1 and OP2 (H2) Reserved for sports pitches (R1) and 20 houses (H2)	-	0	-	-	-	+/ -	+	0	-	0	R1 is reserved for sports pitches. Mixed effects.
BUS1 Safeguarded for business uses	0	-	+	0	-	+/ -	+	0	+/ -	+	BUS1: The site is part business use and part agriculture land use currently. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
BUS2	-	-	0	-	+/ -	+/ -	+	0	0	0	Mixed effects
OP1 (H1) 65 houses	-	0	0	-	-	+	+	0	-	0	Mixed effects
R2	0	0	0	0	0	0/ -	0	0	0	+	Mainly neutral effects

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Reserved for medical/community facilities.											
Keithhall											
OP1 (H1) Allocation for 15 houses	.	.	.	.	.	.	+	+	+	.	Mixed effects overall but not as significant as a generic assessment
Kinmuck											
OP1 (H1) Allocation for 10 houses	.	.	.	.	.	.	+	+	+	.	Mixed effects overall but not as significant as a generic assessment
Kintore											
M1 600 houses and employment uses.	0	0	0/-	-	+/-	-	+/-	+	-	+	M1: Part of the site is at risk from flooding, which could be mitigated through a Flood risk Assessment and buffer strip.
P1 Protected to conserve Tuach Hill and surrounding area.	0	0	0/-	-	+	+/-	+	-	-	+	
OP2 (EH1), OP3 (EH2) and OP4 (EH3) These sites are allocated for 600 houses	.	.	.	.	..	.	+	+	+	.	Tuach Burn passes through site and could have significant effects on water and biodiversity. Mixed effects overall but not as significant as a generic assessment for other receptors.
OP5	0	.	-/-	.	0/-	.	-/+	+	+	0	Negative impact on water and material assets by exceeding waste water treatment capacity and roads capacity, though it will provide the scope for the creation of significant fixed, natural and material assets including an upgraded Broomhill roundabout. Positive impacts on population and human health by

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Employment land & community uses											providing new jobs, and community facilities. Potential negative impact on landscape due to scale of development. Generally neutral impact in other respects.
Millbank											
OP1 (M1) Allocated for 35 houses, employment and community facilities	-	-	-	-	-	-	+	+	+	-	Mixed effects overall but not as significant as a generic assessment
Newmachar											
OP2 (H1) 165 houses and community facilities.	-	+	0/-	0	-	+	+	0	0	+	H1 Developments most likely to increase the number of commuters travelling to Aberdeen. They also all propose a mixture of house types and tenures within developments.
OP1 (M1) 300 houses and community facilities.	-	+	0	+	-	+	+	0	0	+/-	Same as above
OP3 (E1) Allocated for employment uses.	-	--	0	0	-	0	+	0	0	+/-	E1: Part of the site is at medium to high risk from flooding.
Old Rayne											
OP1 (EH1) 10 houses	0	-	-	0	-	0	0	0	0	+/ 0	EH1 Prime agricultural land. River Urie passes through the site hence the negative assessment for water and biodiversity
Oyne											
OP1 (new allocation) & BUS1 Up to 10 houses & employment	0	-	0	0	-	0	0	0	+	-	Mixed effects. Redevelopment of brownfield land will have minor positive impact. Negative impact on cultural heritage due to loss of tourist facility and impact on adjacent SAM. Mitigation provided via protection of southern area of site from development.
Westhill											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (H1) 190 houses	-	+	0	0	-	+	+	-	-	0	H1: negative impact on Climatic factors, increased numbers of commuters using cars. Positive impact on human health, mix of house types on site (permanent). Negative impact on Cultural heritage, impact on setting of historic buildings (permanent); negative impact on landscape. Westhill is a commuter town. – Climatic factors increased numbers of commuters using cars. + Human health mix of house types on site (permanent) – Cultural heritage impact on setting of historic buildings (permanent) – Development on prominent land (permanent).
OP2 (H2) 10 houses	-	+	0	0	-	0	+	0	0	0	Same as above
OP3 (E1) Employment land	-	0/ -	0	0	-	+	+	0	0	+	E1 is a contaminated sites and part of the site is at risk from flooding.
R1 (new allocation) Reserved for subsea sector employment land	-	-	-	-	-	-	+/ -	0	-	0	Mainly negative impacts due to development of greenfield site. Positive impacts through future employment. Minor negative impact in relation to human health due to presence of gas pipe line crossing site. Mitigation through adherence to HSE PADHI guidance and relevant policy.

Appendix 1.5b Alternative option for settlements in Garioch 2013

Blackburn											
Ga045 Mixed use development of up to 300 residential units, 2.3ha of employment land and community uses at Glasgoego, Blackburn	0	0	.	.	.	.	- / +	+	+	0	This site could have a significant negative impact on material assets by exceeding the capacity of the Kinellar Primary, though there is a proposal for a replacement primary school and the development would provide the scope for the creation of fixed, natural and material assets. This is also a prominent site that would alter the landscape. The site would also have a significant positive impact on population and human health by providing new housing, including affordable housing, new jobs and new public open spaces. Other impacts will be neutral or less significant than the generic assessment.
Ga041 50 residential units on land at Caskieben, Blackburn	0	0	.	.	.	.	- / +	+ / +	+ / +	0	This site could have a significant negative impact on material assets by exceeding the capacity of the Kinellar Primary, though there is a proposal for a replacement primary school and the development would provide the scope for the creation of fixed, natural and material assets. This is also a prominent site that would alter the landscape. The site would also have a significant positive impact on population and human health by providing new housing, including affordable housing and new public open spaces. Other impacts will be neutral or less significant than the generic assessment.
Cluny and Sauchen											
Ga006 Mixed use development of 100 residential units, 2ha of employment land and 2ha of Community facilities.	0	0	.	.	0/-	.	- / +	+	+	-	This development could have a significant negative effect on cultural heritage. It could have a significant negative impact on primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new jobs, new facilities and new public open spaces. This site is also prominently located and is of a scale that would alter the landscape setting of the village. In other respects the impact is likely to be neutral or less significant than the generic assessment.
Ga065 A development of 27 residential units at Burnside, Sauchen.	0	0	0/-	.	0	0	- / +	+	+	0	This development could also have a significant negative impact on material assets as Alford Academy is over capacity, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil though this is likely to be less significant than the generic assessment.
Ga066 A development of 27 residential units	0	0	- / -	.	0	0	- / +	+	+	0	This site could have a significant negative impact on the climate as it is partially within an area at high risk of flooding. It could also have a significant negative impact on material assets as Alford Academy is over capacity, though it will provide the scope for the creation of fixed, natural and material assets.

on site at Cluny, Sauchen.														The proposal would also have positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil though this is likely to be less significant than the generic assessment.
Ga049 A further 50 residential units on Land to the east of Main Street, Sauchen.	0	:	:	,	0	,	+/+	+	+	+	0			This site could have a significant negative impact on the climate as it is partially within an area at high risk of flooding, though a flood risk assessment has already been carried out. It could also have a significant negative impact on material assets as Alford Academy is over capacity, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. There are issues with waste water drainage capacity for this site and this is reflected in the negative assessment for water and material assets. Generally neutral in other respects, however there could be negative impacts on soil though this is likely to be less significant than the generic assessment..
Dunecht														
Ga032 A residential development of 50 houses at Dunecht North, Dunecht.	0	:	0	,	0/-	0/-	-/+	+	+	0				Generally neutral however the site could have a significant negative impact on water and material assets due to a lack of waste water treatment capacity unless properly mitigated. The development could also have a significant negative impact on school provision due to a lack of capacity at Alford Academy and Dunecht Primary. The development would also have a negative impact on soil and positive impacts on population and human health, though these impacts will be less significant than the generic assessment. Otherwise neutral impact
Durno														
Ga003 14 residential units at Gowan Loan, Durno.	0	:	0	:	0	0/-	-/+	+	+	0				A small development that will generally have a neutral impact, however it could have a significantly negative impact on material assets by pushing Logie Durno further over capacity. There is a high level of private waste water drainage proliferation in the area hence the negative assessment for water, soil and material asset. It would also have a positive impact on material assets, population and human health, and a negative impact on soil.
Echt														
Ga031 25 residential units at North East Echt.	0	:	0	,	0/-	0/-	-/+	+	+	0				Generally neutral however the site could have a significant negative impact on water and material assets due to a lack of waste water treatment capacity unless properly mitigated. The development would also have a negative impact on soil and positive impacts on population and human health, though these impacts will be less significant than the generic assessment.
Hatton of Fintray														
Ga072a 52 residential units at Cowstones, Hatton of Fintray.	0	:	,	,	0	0	+/-	+	+	+	0			This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing including affordable housing and new public

											open spaces. Generally neutral in other respects, however there could be negative impacts on soil and climate though these impacts will be less significant than the generic assessment.
Ga072b A future site for the development of residential units at Cowstones, Hatton of Fintray.	0	:	:	:	0	0	+ -/+	+	+	0	This site would only be considered in conjunction with Ga072a, so is therefore also likely to have a significant negative impact on water and material assets by exceeding waste water treatment capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing including affordable housing and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil and climate though these impacts will be less significant than the generic assessment.
Ga093 8 residential units at Hatton of Fintray.	0	0	0	:	0	0	+	+	+	0	Generally neutral however there could be a negative impact on soil and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Insch											
Ga035 30 residential units with associated open space and landscaping on land at Drumrossie (Phase 3), Insch.	0	0	0	:	0	0	-/+	+	+	0	Generally neutral however the site could have a significant negative impact on material assets by exceeding primary and secondary school capacity. This site could also have a negative impact on soil, and positive impacts on population and human health, though these impacts are likely to be less significant than the generic assessment.
Ga083 Extension to employment site E1, Insch.	0	0	:	:	0	0	0	+	+	0	This employment proposal could have a significant positive impact on population and human health through the provision of new jobs and public open spaces. It could however have a significant negative impact on soil through the permanent loss of prime agricultural land. Generally neutral otherwise however there could be a negative impact on climate, though this is likely to be less significant than the generic assessment.
Ga026 30 residential units on site adjacent to Muiryheadless, Denwell Road, Insch.	0	0	0	:	0	0	-/+	+	+	0	Generally neutral however the site could have a significant negative impact on material assets by exceeding primary and secondary school capacity. This site could also have a negative impact on soil, and positive impacts on population and human health, though these impacts are likely to be less significant than the generic assessment.
Ga069 40 residential units on station Site, Insch.	0	0	0	:	0	0	-/+	+	+	0	Generally neutral however the site could have a significant negative impact on material assets by exceeding primary and secondary school capacity. This site could also have a negative impact on soil, and positive impacts on population and human health, though these impacts are likely to be less significant than the generic assessment.

Ga039 260 residential units on land at Denwell Farm, Insch	0	0	.	.	.	.	+ -/+	+	+	0	This site could have a significant negative impact on material assets by exceeding primary and secondary school capacity; however it will provide the scope for the creation of fixed, natural and material assets. It could also have a significant adverse impact on soil through the loss of prime agricultural land. The site could, however, have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. It could have negative impacts on climate, biodiversity and landscape though these impacts would be less significant than the generic assessment. In other respects the impact would be neutral.
Ga040 186 residential units on land at Drumrossie Home Farm, Insch	0	0	.	.	.	.	+ -/+	+	+	0	This site could have a significant negative impact on material assets by exceeding primary and secondary school capacity; however it will provide the scope for the creation of fixed, natural and material assets. It could also have a significant adverse impact on soil through the loss of prime agricultural land. The site could, however, have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. It could have negative impacts on climate, biodiversity and landscape though these impacts would be less significant than the generic assessment. In other respects the impact would be neutral.
Inverurie and Port Elphinstone											
Ga036 A development of 25 residential units at Pineshaw, Port Elphinstone.	0	0	0	.	0	0	+ -/+	+	+	0	Generally neutral however the site could have a significant negative impact on material assets by exceeding primary and secondary school capacity. This site could also have a negative impact on soil, and positive impacts on population, material assets and human health, though these impacts are likely to be less significant than the generic assessment.
Ga019 360 residential units and community uses at Blackhall Road, Inverurie.	0	.	.	.	0/-	.	+ -/+	+	+	0	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape by altering the setting of the settlement, and negative impacts on air and soil though to a lesser extent than the generic assessment. This site will likely have a neutral impact on cultural heritage.
Ga046 An 'opportunity site' with potential for a range of uses at North Street, Inverurie.	0	0	0	0	0	0	+	+	+	0	This relatively small proposal on a brownfield site would have positive impacts on material assets, population and human health but these impacts are unlikely to be as significant as the generic assessment. Otherwise neutral impact.
Ga084 Employment use between sites BUS6 and BUS7, Inverurie.	0	0	0	.	0	0	0	+	+	0	This employment proposal could have a positive impact on population and human health through the provision of new jobs and public open spaces. It could however have a negative impact on soil. None of these impacts will be as significant as the generic assessment. Neutral impact in other regards.

Ga010 280 residential units at Lofthillock, Inverurie.	0	:	:	:	0/-	:	-/+	+	+	:	<p>Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on cultural heritage and on water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. The site is also entirely within the designated Keithhall Designed Landscape and would therefore have a significant negative impact on cultural heritage. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape by altering the setting of the town, and negative impacts on soil, biodiversity and climate though these impacts would likely be less significant than the generic assessment. Likely to have a neutral impact on air quality.</p>
Ga007 335 residential units at Souterford, Inverurie.	0	:	:	:	0/-	:	-/+	+	+	:	<p>Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on cultural heritage and on water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. The site is also entirely within the designated Keithhall Designed Landscape and would therefore have a significant negative impact on cultural heritage. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape by altering the setting of the town, and negative impacts on soil, biodiversity and climate though these impacts would likely be less significant than the generic assessment. Likely to have a neutral impact on air quality.</p>
Ga055 500 residential units at Uryside Phase 3, Inverurie.	:	:	:	:	0/-	:	-/+	+	+	:	<p>Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on cultural heritage and water and material assets by exceeding waste water treatment capacity and roads capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It would also have a significant impact on the climate by increasing travel and energy use. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape by altering the setting of the settlement, and negative impacts on air and soil though to a lesser extent than the generic assessment. This site will likely have a neutral impact on cultural heritage. The site is located in proximity to an A-listed Bourtie House (HB No. 2819) Although located within mature woodland; a gap in the trees to the south-west means that views towards the proposed development is possible. The proximity and the scale of the allocation have a potential to impact on the building's setting.</p>

Ga047 42ha of employment land at Thainstone, Inverurie. It is also proposed that the southernmost 4.9 ha of site SR1 be brought forward into an earlier development phase, to match the phasing of sites E2 and E3.	.	;	;	.	0/-	0/-	+ -/+	+	+	0	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on water and material assets by exceeding waste water treatment capacity and roads capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new jobs and new public open spaces. This development would also have a negative impact on landscape due to its prominence, and it would have negative impacts on air, soil and biodiversity though to a lesser extent than the generic assessment. This site will likely have a neutral impact on cultural heritage.
Ga015 2 residential units at Souterford, Inverurie.	0	0	;	.	0	0	+	+	+	0/-	Generally neutral however there could be a significant negative impact on the climate as the site is partially within in area at high risk of flooding, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment. It would also result in the permanent loss of prime agricultural land and would have short term adverse effects on soil; in terms of soil loss, soil sealing, soil erosion, desegregation, compaction and pollution during construction phases.
Ga059 Mixed use development including 300 residential units at Crichtie 2, Inverurie.	0	;	.	.	0/-	.	+ -/+	+	+	;	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on water and material assets by exceeding waste water treatment capacity, roads capacity and academy school capacity, though it will provide the scope for the creation of significant fixed, cultural heritage, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape due to its prominence, and negative impacts on air, soil and biodiversity though to a lesser extent than the generic assessment. This site will likely have a neutral impact on cultural heritage and air. The site contains a schedule monument: Bruce's Camp, hillfort (AM 12523). The allocation could potentially impact directly on monuments and its setting.
Ga060 Alterations and extensions to the boundaries of allocated sites H1, E1 and SR1.	.	.	.	.	.	.	+	+	+	.	This allocation will extend the boundary of the existing allocation and therefore cumulatively move in the direction of the generic assessment; having some negative effects on some receptors, positive on material asset, human health and population although not in the same magnitude as the generic assessment.
Ga080 Employment uses at Phase 2 Inverurie Business Park, Inverurie.	0	0	0	.	0	.	+ -/+	+	+	0/-	This proposal could have negative impacts on the landscape by impacting on views of the Keithhall Designed Landscape. It could also have a negative impact on soil and cultural heritage, though these impacts are likely to be less significant than the generic assessment. The proposal would, however, have significant positive impacts on population and human health by providing new jobs and new public open spaces. Other impacts are likely to be neutral.

Ga091 Extension of H1's boundary to include small area of additional land. No additional allocation of residential units or employment land proposed.	0	0	0	-	0	0	0	0	0	0	No additional residential units or employment land proposed. Neutral impact apart from soil.
Ga077 1000 residential units along with associated retail and primary school provision at Ardtannes/Upperboat, Inverurie.	-	;	;	-	0/-	-	+ -/-/+	+	+	0	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It would also have a significant impact on the climate by increasing travel and energy use. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape, air and soil and a neutral impact on cultural heritage.
Ga078 500 – 700 residential units at East Balhalgardy, Inverurie.	-	;	;	-	0/-	0/-	+ -/-/+	+	+	;	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on cultural heritage and water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It would also have a significant impact on the climate by increasing travel and energy use. The site is also entirely within a designated battlefield so could have a significant negative impact on cultural heritage unless properly mitigated. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape, air and soil though these impacts are likely to be less significant than the generic assessment.
Ga079 Mixed use development including 400-500 residential units and employment uses at Conglass, Inverurie.	-	;	;	-	0/-	0/-	+ -/-/+	+	+	;	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts as indicated. It could have a significant negative impact on cultural heritage and water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It would also have a significant impact on the climate by increasing travel and energy use. The site is also entirely within a designated battlefield so could have a significant negative impact on cultural heritage unless properly mitigated. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on landscape, air and soil though these impacts are likely to be less significant than the generic assessment.

Keithhall											
Ga076 Between 400 and 700 residential units at Keithhall (Ga076a). The applicant has also included a proposal for the construction of a golf course within the Keithhall (Ga076b).	.	:	:	:	.	-	-	+	+	.	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts as indicated. It could have a significant negative impact on cultural heritage and water and material assets by exceeding waste water treatment capacity, roads capacity and primary/academy school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It would also have a significant impact on the climate by increasing travel and energy use. The site is also entirely within the designated Keithhall Designed Landscape so could have a significant negative impact on cultural heritage and landscape unless properly mitigated, and development would result in the irreversible loss of a large area of prime agricultural land. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new facilities and new public open spaces. This development would also have a negative impact on air and biodiversity though these impacts are likely to be less significant than the generic assessment.
Kemnay											
Ga044 25 residential units at Aquithie Road, Kemnay.	0	:	0	-/+	.	0	-/+	+	+	0	Generally neutral however there could be a significant negative impact on water and material assets as the proposal could exceed waste water treatment capacity unless properly mitigated. There could also be a significant negative impact on material assets as Kemnay Academy is over capacity, and positive impacts on material assets, population and human health. There will also be a short term negative impact on soil during construction phases, but a long term positive impact on soil through the remediation of contaminated land. There may also be a negative impact on biodiversity through the removal of vegetation cover.
Ga053 30 residential units at Aquithie Road, Kemnay.	0	:	0	-/+	-/0	0	-/+	+	+	0	Generally neutral however there could be a significant negative impact on water and material assets as the proposal could exceed waste water treatment capacity unless properly mitigated. There could also be a significant negative impact on material assets as Kemnay Academy is over capacity, and positive impacts on material assets, population and human health. There will also be a short term negative impact on soil during construction phases, but a long term positive impact on soil through the remediation of contaminated land.
Ga042 55 residential units at Land to north of Cairn View, Kemnay.	0	:	0	.	0/-	0/-	+ -/+	+	+	0	There could be a significant negative impact on water and material assets as the proposal could exceed waste water treatment capacity unless properly mitigated. There could also be a significant negative impact on material assets as Kemnay Academy is over capacity, though the development would provide the scope for the creation of fixed, natural and material assets. The site would also have a significant positive impact on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral otherwise though there could be a short term negative impact on soil during construction phases.
Kinmuck											
Ga056	0	.	0	.	0/-	.	-/+	+	+	0	Generally neutral however there could be a negative impact on water and landscape. There could also be a significant negative impact on material assets as Inverurie Academy is over capacity, and positive

A development of 10 residential properties at West Kinmuck.											impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga011 30 residential units at Beltside, Kinmuck	0	-	0	-	0/-	0	-/+	+	+	0	Generally neutral however there could be a negative impact on water. There could also be a significant negative impact on material assets as Inverurie Academy is over capacity, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga073 A development of 15-16 residential properties at Sunnyside, Kinmuck.	0	-	0	-	0/-	-	-/+	+	+	0	Generally neutral however there could be a negative impact on water and landscape. There could also be a significant negative impact on material assets as Inverurie Academy is over capacity, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Kintore											
Ga024 General industrial development at Denhead, Kintore.	0	-	0	-	-	0/-	+	+	+	0	Tuach Burn passes through site and could have significant effects on water and biodiversity. A small development that will generally have a neutral impact some receptors. However the development would have a positive impact on material assets, population and human health, and a negative impact on soil. These impacts will likely be less significant than the generic assessment.
Ga037 A mixed use development of 1200 residential units, employment, educational and commercial uses at Kintore East.	-	-	-	-	0/0	0/0	-/+	+	+	-	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts as indicated. It could have a significant negative impact on cultural heritage and water and material assets by exceeding waste water treatment capacity and roads capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It could also have a significant negative impact on the climate by increasing travel, through the mixed use nature of the site will reduce this somewhat. The proposal would also have significant positive impacts on population and human health by providing new homes, including affordable homes, new jobs and new public open spaces. This development could also have a significant negative impact on cultural heritage due to there being scheduled monuments within the site, and it would have negative impacts on air, soil and biodiversity though to a lesser extent than the generic assessment.
Ga025 12 residential units at Land between the A96 and B987 at Midmill, Kintore.	0	0	0	-	0	0/-	-/+	+	+	0	A small development that will generally have a neutral impact, however it may have a significantly negative impact on material assets by pushing Kintore Primary further over capacity. It would also have a positive impact on material assets, population and human health, and a negative impact on soil. These impacts will likely be less significant than the generic assessment.
Ga021 A supermarket, offices and	0	-	-	-	0/-	-	-/+	+	+	0	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on water and material assets by exceeding waste water treatment capacity and roads capacity, though it will provide the

Community facilities at Kintore South.											scope for the creation of significant fixed, natural and material assets including an upgraded Broomhill roundabout. It could also have a significant negative impact on the climate by encouraging car use. The proposal would also have significant positive impacts on population and human health by providing new jobs, new facilities and new public open spaces. This development would also have a negative impact on landscape due to its prominence, though there is potential to create an attractive gateway to the town. Generally neutral impact in other respects, though it will likely have a negative impact on soil though not to the extent of the generic assessment.
Ga013 34 residential units at Northern Road Kintore.	0	+	0	-	0	0	-/+	+	+	0/-	There is a need to upgrade the Inverurie Waste Water Treatment Works to accommodate projected development across the SGA. This development could therefore have a significant negative impact on water and material assets by exceeding WWTW capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It could also have a significant negative impact on material assets by pushing Kintore Primary further over capacity. The site would also have a positive impact on population and human health and a negative impact on soil, though not to the extent of the generic assessment. In other respects the impact will be neutral.
Ga068 Secure sheltered housing and a dementia unit at Forest Road, Kintore.	0	0	0	-/+	0	-	+	+	+	0	Generally neutral impact, however the site is prominent so its development could have a negative landscape impact. The proposal could have positive impacts on material assets, population and human health though to a lesser degree than the generic assessment. Development is likely to have a short term negative impact on soil through soil loss, soil sealing, soil erosion, desegregation, compaction and pollution during construction phases. It may however also have a positive impact on soil through the remediation of contaminated land.
Kirkton of Skene											
Ga017 250 residential units at Kirkton of Skene, Westhill.	-	0	-	-/-	-	-	-/+	+	+	-	Due to the scale and location of the proposed development, this site is likely to have a number of significant environmental impacts. It could have a significant negative impact on material assets by exceeding roads capacity and primary school capacity, though it will provide the scope for the creation of significant fixed, natural and material assets. It could, furthermore, have a significant negative impact on soil through the loss of prime agricultural land. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. This development would also have a negative impact on the landscape by eroding the rural setting of the settlement through coalescence with Westhill, and negative impacts on air, cultural heritage and biodiversity though to a lesser extent than the generic assessment. This site will likely have a neutral impact on water.
Ga018 30 residential units at Kirkton of Skene, Westhill.	0	0	0	-	-	0	-/+	+	+	-	This site could have a negative impact on material assets by exceeding primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would have positive impacts on population and human health, and negative impacts on soil, biodiversity and cultural heritage. These impacts are likely to be less significant than the generic assessment. Neutral impact in other respects.
Lyne of Skene											

Ga052 65 residential at Land to south of Letter Road, Lyne of Skene.	0	0	.	.	0/-	0/-	- /+ +	+	+	0	This development would likely have a significant negative impact on material assets by exceeding secondary school capacity though it will provide the scope for the creation of significant fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. There could also be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.
Ga070/71 Phased residential development of 40 residential units at Lyne of Skene. Ga070 proposes the development being completed in 2023, whilst Ga071 proposes development over a shorter period to 2021.	0	0	0	.	0/-	0/-	- /+ +	+	+	0	Generally neutral impact, however the development would likely have a significant negative impact on material assets by exceeding secondary school capacity. The proposal could have positive impacts on material assets, human health and population.
Newmachar											
Ga001 656 residential units at Brown Hills, Newmachar	.	∴	∴	.	0/-	.	+ + / - -	+	+	0	Due to the scale of the proposal likely to have a significant impact on the climate as it will lead to increased travel and use of resources. May also have a significant impact on the water environment due to exceedance of waste water treatment capacity. In terms of material assets the proposal would have a significant negative impact on the waste water treatment works, roads and primary school provision; however it will provide the scope for the creation of fixed, natural and material assets. It would likely have long-term positive effects on population and human health by providing new housing including affordable housing, and new public open spaces. In other respects the impact will be neutral or less significant than the generic assessment.
Ga008 150 residential units on land to South of Monument, Newmachar.	0	∴	.	.	0/-	0/-	- /+ +	+	+	0	This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. It would likely have long-term significant positive effects on population and human health by providing new housing including affordable housing, and new public open spaces. In other respects the impact will be neutral or less significant than the generic assessment.
Ga009 150 residential units on land to south of Corseduck Road, Newmachar	0	∴	.	.	0/-	0/-	- /+ +	+	+	0	This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. It would likely have long-term significant positive effects on population and human health by providing new housing including affordable housing, and new public open spaces. In other respects the impact will be neutral or less significant than the generic assessment.

Ga002 40-50 residential units at Carseduick Croft, Newmachar	0	:	0	.	0/-	0/-	+/-	+	+	0	This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment and capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. The site would also have a positive impact on population and human health and a negative impact on soil, though not to the extent of the generic assessment. In other respects the impact will be neutral.
Ga038 mixed used development of 195 residential units and 9 ha of employment land at Newmachar South East.	0	:	.	.	0/-	0/-	-/+	+	+	0	This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment and capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. It would likely have long-term significant positive effects on population and human health by providing new housing including affordable housing, new jobs and new public open spaces. In other respects the impact will be neutral or less significant than the generic assessment.
Ga067 mixed use development of 250 to 300 residential units, 2.3 ha of employment land and land for community use at Mameulah, Newmachar.	0	:	.	.	0/-	0/-	-/+	+	+	0	This proposal may have a significant negative impact on water and material assets by exceeding waste water treatment capacity and primary school capacity, though it will provide the scope for the creation of fixed, natural and material assets. It would likely have long-term significant positive effects on population and human health by providing new housing including affordable housing, new jobs and new public open spaces. In other respects the impact will be neutral or less significant than the generic assessment.
Old Rayne											
Ga004 31 residential units at Barreldykes, Old Rayne.	0	0	:	.	0	0	+	+	+	0/-	Generally neutral however this site could have a long-term effect on the climate as it is partially located within an area at high risk of flooding. The development could also have a negative impact on soil, and positive impacts on material assets, population and human health. These impacts are likely to be less significant than the generic assessment however.
Ga005 5 residential units at Bogside, Old Rayne.	0	0	0	.	0	0/-	+	+	+	0/-	Generally neutral however there could be a negative impact on soil and landscape, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga016 30 residential units at Old Rayne	0	0	0	.	0	0/-	+	+	+	0	Generally neutral however there could be a negative impact on soil and landscape, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga014 20 residential units at Old Rayne.	0	0	0	.	0	0/-	+	+	+	0/-	Generally neutral however there could be a negative impact on soil and landscape, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Oyne											

Ga089 15-20 residential units and employment land at Archaeolink, Oyne.	0	0	0	·	0/-	0	+	+	+	0	Generally neutral however there will be a short term negative impact on soil during construction phases. Some positive impacts on material assets, population and human health though these impacts are not unlikely to be as significant as the generic assessment.
Westhill											
Ga034 Class 4,5 and 6 uses at Arnhall Phase 4, Westhill	·	·	·	·	0/-	0/-	--/+	+	+	0	Brodiach Burn passes through site and could have significant effects on water. This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new jobs and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.
Ga050 250 residential units at North Broadshade, Westhill	·	0	·	·	0/-	·	--/+	+	+	·	This development could have a significant negative impact on cultural heritage and on material assets by exceeding capacity on the local road network which is under considerable strain, and exceeding capacity at Skene Primary, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. This is also a prominent site and its development would therefore have a medium-term negative impact on the setting of the town. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment. The site is located in proximity to SM 12334 Berryhill, enclosure 290m N. The landscape and topography suggest that the monument is also a visible feature in the landscape. The allocation is about 340m SE and 310m SW of the monument. It is likely to have significant effect on the setting of the monuments.
Ga051 Mixed use development of Land at Cadgerford Farm, Westhill.	·	0	·	·	0/-	·	--/+	+	+	0	This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, though it will provide the scope for the creation of fixed, natural and material assets. This development could also have a significant negative impact on air quality in the town which is close to breaching the EU objective, though the fact that development would be mixed use may reduce this impact. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.
Ga048 150 residential units at Strawberry Fields, Westhill	·	0	·	·	0/-	·	--/+	+	+	0	This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, and exceeding capacity at Skene Primary, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.

Ga054 A development of circa 70 residential units, a golf range and a community park at Souterhill Farm, Westhill	.	0	.	.	0/-	.	- /+ +	+	+	.	This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, though it will provide the scope for the creation of fixed, natural and material assets. There may also be negative cultural heritage effects. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. This is also a prominent site that extends beyond the natural landscape boundary of the settlement, and its development would therefore have a medium-term negative impact on the setting of the town. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment. The site is located in proximity to SM 12334 Berryhill, enclosure 290m N. The landscape and topography suggest that the monument is also a visible feature in the landscape. The allocation is about 340m SE and 310m SW of the monument. It is likely to have significant effect on the setting of the monuments.
Ga058 12 residential units at Hill of Keir, Westhill	0	0	0	.	0	0/-	- /+ +	+	+	0	This development could have a significant negative impact on material assets by causing Skene Primary to further exceed its capacity. This proposal could also have a negative impact on soil and positive impacts on material assets, population and human health, though these impacts are likely to be less significant than the generic assessment. Generally neutral in other respects.
Ga075 Mixed use development of 4 hectares of business land and 60-70 residential units at Brodiach, Westhill	.	.	.	.	0/-	0/-	- /+ +	+	+	0	Brodiach Burn passes through site and could have significant effects on water. This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, new jobs and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.
Ga090 East Lynne, Westhill 2013	0	0	0	.	0	0	- /+ +	+	+	0	This development could have a significant negative impact on material assets by causing Skene Primary to further exceed its capacity. This proposal could also have a negative impact on soil and positive impacts on material assets, population and human health, though these impacts are likely to be less significant than the generic assessment. Generally neutral in other respects.
Ga022 120 residential units on Land at Kinmundy, Westhill.	.	0	.	.	0/-	0/-	- /+ +	+	+	0	This development could have a significant negative impact on material assets by exceeding capacity on the local road network which is under considerable strain, though it will provide the scope for the creation of fixed, natural and material assets. The proposal would also have significant positive impacts on population and human health by providing new housing, including affordable housing, and new public open spaces. Generally neutral in other respects, however there could be negative impacts on soil, air and climate though these impacts will be less significant than the generic assessment.
Whiteford											
Ga043 A development of 15 houses on Land at	0	.	0	.	0/-	.	- /+ +	+	+	0	This site could have a significant negative impact on material assets and water by exceeding the capacity of the waste water treatment works. It would also have a significant negative impact on material assets by exceeding the capacity of Logie Durno primary, though it will provide the scope for the creation of fixed, natural and material assets. This site also bears little resemblance to the built

Whiteford Road, Whiteford.											form of the village, so its development would have a medium term negative impact on the landscape setting of the town. Generally neutral in other respects though the development could have positive impacts on population and human health, though these impacts are likely to be less significant than the generic assessment.
Landward											
Ga023 8 residential units at Rosehall, Newmachar	0	:	0	'	0	0	+	+	+	0	Generally neutral however the development would have a negative impact on soil and water and positive impacts on population, human health and material assets, though these impacts will be less significant than the generic assessment. There is a possible impacts on draining and water supply for Little Goval.
Ga029 Residential use on land adjacent to Beech Cottage, north of Dyce	0	'	0	'	0	0	+	+	+	0	Generally neutral however the development would have a negative impact on soil and water and positive impacts on population, human health and material assets, though these impacts will be less significant than the generic assessment.
Ga030 Safeguarding of mineral extraction at Lochhills	0	0	0	0	0	0	0	0	0	0	This bid is neutral as the site is already a functioning quarry with planning consent.
Ga033 15 residential units Garlogie	0	'	0	'	0	0/-	-/+	+	+	0	Generally neutral however there could be a significant negative impact on material assets as Skene Primary is over capacity. There could also be negative impacts on soil and water, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga061-62 Storage/distribution and light industrial uses at Hill of Cottown, Kintore	0	0	'	'	0	0	+/+	+/+	+/+	0	Generally neutral however there could be significant positive impacts on population and human health through the provision of new jobs and public open spaces. There could also be a significant positive impact on material assets as the development would provide new fixed assets. There could however be a negative impact on the climate as the site would encourage the use of private transport and energy consumption and a short term negative impact on soil during construction phases.
Ga063 Employment land at Woodside Croft, Kinellar	0	0	0/-	'	0	0	+/+	+/+	+/+	0	Generally neutral however there could be significant positive impacts on population and human health through the provision of new jobs and public open spaces. There could also be a significant positive impact on material assets as the development would provide new fixed assets. There could however be a negative impact on the climate as the site would encourage the use of private transport and energy consumption and a short term negative impact on soil during construction phases.
Ga057 A park and ride on land at Goval Junction, north of Dyce	0+	:	+	0-	0	'	+	0	0	0	Generally neutral however it could have positive impacts on air and climate by reducing car usage in Dyce and Aberdeen. Likely also to have negative impacts on soil and a positive impact on material assets, though these impacts will likely be less significant than the generic assessment. Possible negative impacts on drainage and water supply for Little Goval.

Ga074 8 residential units at Lammington Court, Hatton of Fintray	0	.	0	.	0/-	0	-/+	+	+	0	Generally neutral however there could be a negative impact on soil and water. There could also be a significant negative impact on material assets as Inverurie Academy is over capacity, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.
Ga094 A residential development of 2 houses at The Blair	0	.	0	-/+	0	0/-	-/+	+	+	0	Generally neutral however there could be a significant negative impact on material assets as Inverurie Academy is over capacity. There could also be negative impacts on soil and water, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment. There could also be a positive impact on soil through the remediation of a potentially contaminated site.
Ga020 A residential development of up to 3 units on Land at Upper Sauchen, Ordhead	0	.	-/-	.	0	0	+	+	+	0	The development site is partially in an area identified at flood risk so may have a long-term effect on climate. Generally neutral in other respects however the development would have a negative impact on soil and water and positive impacts on population, human health and material assets, though these impacts will be less significant than the generic assessment
Ga012 A development of 2 houses at Comers, Midmar	0	.	-/-	.	0	0/-	+	+	+	0	Generally neutral however there could be a significant negative impact on the climate as the site is partially at risk from flooding. There could also be a negative impact on soil and water, and positive impacts on material assets, population and human health though these impacts will be less significant than the generic assessment.

Appendix 1.6: Assessment of sites – Kincardine and Mearns

Appendix 1.6a: Preferred Option for settlements in Kincardine and Mearns, LDP 2016

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Auchenblae											
OP1 (M1) 75 houses and employment uses (1Ha).	+	0	-	0/+	0/-	+	0/+	0	0	0	The site has some positives air quality, open space and biodiversity but some negatives in soil quality. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (H1) 5 houses.	+	0/-	0	0	0/-	0/+	0	0	0	0	The site has a neutral Impact but negative in that part of the site is at risk from flooding, which could be mitigated through a Flood risk Assessment and buffer strip.
OP3 (EH1) Carried forward from the previous local plan for 10 houses.	+	0	0	0	0	0	0	0	0	0	Same as above
Chapelton											
OP1 (M1) Allocated for mixed use proposal up to 4045 houses	-	-	-	-	-	-	++	+	+	-	Mixed effect with more significant positive effects on population and material asset
Drumlithie											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (M1) 30 houses and employment land (0.5Ha).	0/+	0	-	0	+/-	0/+	+	0	0	0/+	Slight positive impact as adjacent to settlement, close to A90 corridor, in SGA, amenity woodland nearby, variation in housing types, mix of housing supply, proposes some small scale retail close to open space, Also possible paths proposed. Negative impacts due to prime land and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip
Drumoak											
OP1 (H1) 35 houses.	+	0	0	0	0	0	0	0	0	+	To promote community facilities.
P5 (R1) Reserved for the provision of a new primary school.	0	0	0	0	0	0	0	0	0	+	Same as above
R1 (R2) Reserved for cemetery expansion and setting of the church.	+/-	0/-	0	+	-	+	+	0	0	+	Slight positives of air quality, assets, soil, climate change, open space, housing supply, vacant land. Slight negatives in the effects of climate change, historic environment and part of site is adjacent to a small watercourse.
Edzell Woods											
OP1 (M1) Mixed use proposal including 300 houses.	+	0/-	+/-	0	+/-	+	+	0	0	++	Mix of impacts. Some positives in air quality, soil, climate change, open space, housing supply, assets, vacant land. Some negatives in water quality, landfill waste, effects of climate change. Part is at risk from flooding, which could be mitigated through a Flood risk Assessment and a buffer strip.
Fettercairn											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (H1) 30 houses.	+	0/-	-	0	-	0	+	0	0	0	Generally a neutral impact with some positives in air quality, housing supply, open space and some negatives in water quality, soil quality, flooding. The site is adjacent to an existing settlement. Part of the site is at risk from flooding.
Fordoun											
OP1 (H1)	+	0/-	0	0	0	+	+	0	0	+	The site has a mix of positive and negative attributes, but there are slightly greater positive impacts. The negatives are the loss of prime land and the potential flood risk on part of the site. The positives are the location of the site in terms of mitigating climate change, some fixed assets and proximity to open space, adjacent to transport corridor, proposal of fixed assets.
Gourdon											
OP1 (H1) 35 houses.	+	0	-	0	0	+	0	+	0	+	Site has some positives: air quality, open space, housing supply but some negatives in soil quality
OP2 (E1) Employment uses.	+	0	-	0	0	0	0	0	0	0	Site has some positives in air quality, fixed assets, open space, but some negatives in soil quality.
Inverbervie											
OP1 (H1) 30 houses.	+	0	-	0	0	+	0	0	0	0	There are some positives in air quality, open space. Some negatives in soil quality as is located on prime land.
OP2 (H2) 200 houses.	+	0	-	0	0	+	+	0	0	0/+	Site has some positives in air quality, open space, housing supply, fixed assets, but some negatives in soil quality as is located on prime land.
Johnshaven											
OP1 (EH1) Up to 67 homes.	+	0	-	0	0	+	0	+	0	+	Site has mostly neutral and positive impacts including air, and landscape.
Kirkton of Maryculter											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (H1) Allocated for up to 6 houses	+/-	0	0	0	0	0	0	+	0	0	Site H1 could reduce air quality in Aberdeen but improvements in open space.
Laurencekirk											
OP1 (M1) 885 houses and employment land (11Ha).	+	0/-	.	0	+/-	+	+	0/-	0	+	Has a mixed effects with positives of air quality, climate change, fixed assets, housing supply and negatives of soil (although some is contaminated), historic environment. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (EH1) Carried forward for 210 houses.	+	0	.	0	+	0	0	0	0	0	Same as above
OP3 (EH2) Carried forward from the previous local plan for 10 houses.	+	0	.	0	+	0	0	0	0	0	Site will improve air quality, but have a negative impact on soil quality.
R1 (R2) Reserved for cemetery expansion.	+	0/-	.	0/+	+/-	+	+	0/-	0	++	Site has a positive effect in air quality, climate change, housing supply, open space and fixed assets but on prime land and small area at flood risk.
Luthermuir											
OP1 (M1) 25 houses and some small scale retail and employment.	0	0/-	.	0	.	+	0	0	0	0/+	Site is at medium to high risk of flooding, which could be mitigated through a Flood risk Assessment and a buffer strip. Has a positive in open space.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 (M2) 25 houses and some small scale retail and employment.	0	0	-	0	0	+	+	0	0	+	Site has a slightly positive impact as the site proposes some affordable housing and a retail unit and open space. However the site is on prime land.
Marykirk											
OP1 (M1) 30 houses, employment and local retail uses.	+	0	-	0	0	+	0	0	+	0	Overall a slightly positive impact as is next to village, open space and townscape. Negatives of soil quality
Marywell											
OP1 (EH1) Carried forward from the previous local plan for 120 houses (increased from 55).	+/-	-	+	0	0/+	0	-	0	0	0	Site is within an SGA and would have an improvement in soil quality. There are issues with waste water drainage and portable water supply in the area. This reflects the assessment for water and material asset.
Mill of Uras											
OP1 (New allocation) Up to 5 homes	0	-	0	-	0	0	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are negative impacts, though less significant than the generic assessment, for Water and Soil.
Newtonhill											
OP1 (H1) 70 houses.	+	0	0	0	+	+	0	0	0	0	Site has positives in terms of improving air quality and reducing climate change the site is next to a settlement, will have pedestrian access and is in a transport corridor and the site is close to existing open space

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 (E1 and SR1) Employment uses (E1) and Strategic Reserve employment land (SR1).	+	0/-	0	+	+ +/-	+	+	0/-	0	+ +/-	Site has positives in air quality, open space, housing supply, biodiversity, climatic factors (Transport corridor, on site renewable energy) & fixed assets. Some negatives in climate change as it is a new settlement and some flood risk.
Park											
OP1 (H1) Allocated for up to 6 houses	-	-	-	-	-	-	+	+	+	-	Mixed effect but not at the same magnitude as generic assessment.
Portlethen											
BUS1 Safeguarded for employment uses.	0/+	0	0	0	+/-	0	0	-	0	+	BUS1 has slight positives in terms of proximity to the transport corridor, and the creation of fixed assets. Minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
P3 Protected to conserve the playing fields, Bourtree Park and community facilities.	+	0	0	0	+	+/-	0	0	0	+	Site P3 has positives in air quality, climate change and fixed assets
OP1 (E1) Employment uses.	0/+	0	0	0	0/+	0	0	0	0	+	Site has positives in proposing employment land and being near to the transport corridor.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 (E2) Area of search for waste facilities and associated employment uses.	0/+	0	+	0	+	0	0	0	0	+	The site has some positives in being within the transport corridor, improving soil quality, and creating fixed assets.
R2 Safeguarded for park and ride facility.	++	0	0	0	++	0	0	0	0	++	R2 proposed for a park and ride which would have positives in air quality, climatic factors and creating fixed assets.
Roadside of Kinneff											
OP1 (M1)	+	0	0	0	0	+	0	0	0	0	The site has some positives in air quality and open space as the site is close to a service centre and will provide open space.
St Cyrus											
OP1 (M1) 125 houses along with retail and employment uses.	+	0	-	0	0	+	+	0	0	0	Site has positives in air quality and open space but negative impact on soil.
OP2 (EH1) Carried forward from the previous local plan for 15 houses.	+	0	0/-	0	0/-	+	0	0	0	0	The site has a largely neutral impact with some positives of open space and air quality but negative of soil quality and climatic factors as the site has a minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Stonehaven											
OP1 (H1) 110 houses.	+/-	-	0	0	++	+	-	0	0	+	Positive impact on open space and climate change but negative impact as part of the site is subject to flood risk. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP2 and OP3 (H2 and H3) 205 houses on H2 and 25 houses on H3.	+	-	0/-	0	+/-	0	-	0/-	0	0	The sites are within transport corridor but part of the site is subject to flood risk. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
R3 (R1) Reserved for community facilities.	++	--	0	0	+/-	-	-	0	0	+	Site R1 has positive of air quality and fixed assets but potential loss of open space and the site is subject to flood risk. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
R1 (R4) Safeguarded for the Aberdeen Western Peripheral Route.	+	--	-	0	0	0	-	0	0	0	Site R4 is within the settlement but on prime land. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
OP4 (H4) 50 houses.	+/-	--	0	0	0	0	-	0	0	0	The site has a mixed impact on air quality as would increase traffic in Stonehaven but is adjacent to a service centre. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
BUS3 (E1) Employment land.	+/-	--	-	0	+	0	-	0	0?	+	Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
CC1 Small scale retail use.	+	--	-	0	+	0	-	0	0	0	Site CC1 has positive effect on air quality and climate change but negative impact on lifetime standards as demolition required. Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
OP5 (E2) Employment land.	+/-	--	-	0	0	+	-	0	0	++	Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.
Woodlands of Durris											

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
OP1 (EH1) Carried forward from the previous local plan for 20 houses.	0	-	0	0	0	+	-	0	0	0	Cumulative effect of previous development has significant impact on waste water drainage infrastructure in the area. This reflects the assessment for water and material asset.

Appendix 1.6b: Alternative option for settlements in Kincardine and Mearns

Drumlithie											
KM040 Drumlithie 17 Residential units.	0	0	0	·	0	0/-	+	+	+	0	The bid is largely Neutral with a negative impact for Soil and Landscape due to the prominence of the site. The provision of houses generates a positive score for Material Assets, Population and Human Health.
KM015 Drumlithie 8 Residential units.	0	0	0	·	0/-	0	+	+	+	0	The bid is largely Neutral with a negative impact for Soil and Biodiversity due to some woodland on the site. The provision of houses generates a positive score for Material Assets, Population and Human Health.
KM039 Drumlithie 25 Residential units.	0	0	0	·	0	0	+	+	+	0	The bid is largely Neutral with a negative impact for Soil. The provision of houses generates a positive score for Material Assets, Population and Human Health.
KM041 Drumlithie 17 Residential units.	0	0	0	·	0	0	+	+	+	0	The bid is largely Neutral with a negative impact for Soil. The provision of houses generates a positive score for Material Assets, Population and Human Health.
Drumoak											
KM063 Drumoak 15 – 20 Residential units at site H1 (land left over).	0	·	0	·	0	0	+/-	+	+	0	The bid is largely Neutral but has a significant negative impact for Material Assets due to the School being over capacity and the WWTTW having limited capacity and a negative impact for soils. The provision of houses generates a positive score for Material Assets, Population and Human Health.
KM034 Drumoak Mixed use development. Erection of 1500 residential units.	·	·	·	·	·	0	+/-	+	+	0	The bid is adjacent to designated area. It has both significant negative and positive impacts. Due to the scale of the development the impact on biodiversity, Air, Water and Material Assets are significantly negative, with a lack of water assets and school capacity. It also has negative impacts, though less significant than the generic assessment. These include Climate Factors due to minor flooding on a portion of the site as well as negative soil impacts. Significant positive impacts are experienced in Population and Human Health due to the scale of the proposed development.
KM060 Drumoak 200 Residential units.	0	·	0	·	0	0	+/+	+	+	0	The bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity in the area. There is also a significant negative impact on Water due to the lack of capacity in the WWT. It also has negative impacts, though less significant than the generic assessment for Soil.

KM061 Drumoak 200 Residential units and 1.2 ha of business land.	0	:	0	,	0	0	+/--	+	+	0	The bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing and employment development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity in the area. There is also a significant negative impact on Water due to the lack of capacity in the WWT It also has negative impacts, though less significant than the generic assessment for Soil.
KM062 Drumoak 200 Residential units, retail, pub restaurant and community park	0	:	0	,	0	0	+/--	+	+	0	The bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing and retail development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity in the area. There is also a significant negative impact on Water due to the lack of capacity in the WWT It also has negative impacts, though less significant than the generic assessment for Soil.
KM075 Drumoak 50 Residential units.	0	:	0	,	0	0	+/--	+	+	0	The bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity in the area. There is also a significant negative impact on Water due to the lack of capacity in the WWT It also has negative impacts, though less significant than the generic assessment for Soil.
KM101 Drumoak 50 Residential units.	0	:	0	,	0	0	+/--	+	+	0	The bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity in the area. There is also a significant negative impact on Water due to the lack of capacity in the WWT It also has negative impacts, though less significant than the generic assessment for Soil.
Edzell Woods											
KM017 Edzell Woods Mixed Use (1000 units, commercial, community and local retail).	:	:	0/-	+/-	,	0	+/--	+	+	0	This bid has both significant negative and positive impacts. Due to the scale of the development in terms of housing and mixed use the impact on Air, Water and Material Assets are significantly negative. The size of the development in a remote location will have a negative impact on air due to increased transport emissions. Similarly the lack of water assets and school capacity will have a significant impact on Water and Material Assets. It also has negative impacts, though less significant than the generic assessment. These include Climate Factors due to minor flooding on a portion of the site, Soils due to part of the site being prime agricultural land and Biodiversity due the significant land take. Significant positive impacts are experienced in Soils as almost the entire site is contaminated land, Material Assets due to the significant provision of housing, as well Population and Human Health due to the scale of the proposed development particularly the housing element.
Fettercairn.											

KM064 Fettercairn. 30 Residential units.	0	:	0/-	.	0	0	+/-	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Climatic Factors, due to part of the site experiencing flooding and Soil as the site is prime agricultural land. Water and Material Assets have a significant negative impact due to the lack of capacity at WWT. There are positive impacts on Population and Human Health due to the provision of housing.
KM105 Fettercairn. Cemetery extension at Fettercairn.	0	0/-	0	0/-	0	0	0	0	0	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Water and Soil.
Fordoun											
KM032 Fordoun Airfield Employment use.	.	:	.	+/-	0	0	+/-	+	+	0	This bid has both significant negative and positive impacts. It has negative impacts, though less significant than the generic assessment for Climatic Factors, due to the sites remote location. Water and Material Assets has a significant negative impact due to the lack of capacity at WWT. There are positive impacts on Population and Human Health due to the provision of employment land.
KM002 Fordoun Airfield Employment Uses.	.	:	.	+/-	0	0	+/-	+	+	0	This bid has both significant negative and positive impacts. It has negative impacts, though less significant than the generic assessment for Climatic Factors, due to the sites remote location. Water and Material Assets has a significant negative impact due to the lack of capacity at WWT. There are positive impacts on Population and Human Health due to the provision of employment land.
KM019 Fordoun. 40 residential units.	0	:	0	.	0	0	.	+	+	0	This bid has both significant negative and positive impacts. It has negative impacts, though less significant than the generic assessment for Soil as it is located on prime agricultural land and Climatic Factors, due to the sites remote location. Population and Human Health due to the provision of housing. There is an issue with waste water drainage capacity in the area. This reflects the assessment for water and material asset.
KM020 Fordoun Airfield Storage use.	0	:	0	+/-	0	0	+/-	+	+	0	This bid has both significant negative and positive impacts. It has negative impacts, though less significant than the generic assessment for Soil as it is located on prime agricultural land. Water and Material Assets has a significant negative impact due to the lack of capacity at WWT. There are positive impacts on Soil as the development in on contaminated land, Material Assets, Population and Human Health due to the provision of housing.
KM083 Fordoun. 60 residential units.	0	:	:	+/-	0	0	+/-	+	+	0	This bid has largely significant positive impacts with some negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Water and Material Assets also represents a significant negative impact due to the lack of educational capacity and WWT.

											It also has negative impacts, though less significant than the generic assessment for Soil due to the site being prime agricultural land and Climatic Factors due to transport impacts. It has positive impact as the site is contaminated.
Gourdon											
KM106 Gourdon. Cemetery extension.	0	0 ⁻	0	0 ⁻	0	0	0	0	0	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Water and Soil.
KM078 Gourdon. 120 residential units.	0	+	+	+	0	0	+ -/+	+	+	0	This bid has significant positive and negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Water and Material Assets also represents a significant negative impact due to the lack of educational capacity in the area and WWTW. Soil also represents a significant negative impact due to the loss of prime agricultural land. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to increased transport emissions.
Inverbervie											
KM077 Inverbervie 120 residential units.	0	+	+	+	0	0	+ -/+	+	+	0	This bid has significant positive and negative impacts. Due to the scale of the housing development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Water and Material Assets also represents a significant negative impact due to the lack of educational capacity in the area and WWT. Soil also represents a significant negative impact due to the loss of prime agricultural land. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to increased transport emissions.
KM003 Inverbervie 30 residential units.	0	+	0	+	0	0	+ -/+	+	+	0	The bid has largely neutral. Water and Material Assets represent a significant negative impact due to the lack of WWT and school capacity. It has negative impacts, though less significant than the generic assessment for Soil due to the site being prime agricultural land. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM054 Inverbervie 32 residential units.	0	+	0	+	0	0	+ -/+	+	+	0	The bid has largely neutral. Water and Material Assets represent a significant negative impact due to the lack of WWT and school capacity. It has negative impacts, though less significant than the generic assessment for Soil due to the site being prime agricultural land. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.

Kirkton of Durris											
KM057 Kirkton of Durris Ongoing mineral extraction.	.	;	.	.	.	.	+/-	+	+	.	This bid is neutral as the site is already a functioning quarry with planning consent. But the western expansion will need planning permission. There is the potential for flood risk in this area reflecting our negative assessment for water and material asset. Although the impact will move in the direction of the generic assessment it is much less in magnitude.
KM059 Kirkton of Durris 32 residential units.	0	;	0	.	.	.	--/+	+	+	0	The bid has largely neutral. Water and Material Assets represent a significant negative impact due to the lack of WWT and school capacity. It has negative impacts, though less significant than the generic assessment for Soil due to the site being prime agricultural land. There are positive impacts on Population and Human Health due to the provision of housing. There is an issue with waste water drainage capacity in the area. This reflects the assessment for water and material asset.
Kirkton of Maryculter											
KM070 Kirkton of Maryculter 4 residential units.	0	;	0	.	0	0	+/-	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil. Water and Material Assets represent a significant negative impact due to the lack of capacity at WWTW. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
Laurencekirk											
KM008 Laurencekirk 9 residential units.	0	0	0	.	0	0	+	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM066 Laurencekirk 100 residential units.	0	;	.	+/-	0	0	++/--	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity and WWT. There is also a significant negative impact on Water due to the lack of WWT capacity. Soil has a significant negative impact due to the loss of prime agricultural land and a positive impact due to part of the site being contaminated. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development.
KM005 Laurencekirk 200 mixed residential development.	0	;	.	;	0	0	++/--	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity and WWT. There is also a significant negative impact on Water due to the lack of WWT capacity. Soil has a significant negative impact due to the loss of prime agricultural land. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development.

KM006 Laurencekirk 40 residential units	0	0	0	·	0	0	+	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM007 Laurencekirk 30 residential units	0	0	0	·	·	0	+/-	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil and Biodiversity. Material Assets has a significant negative impact due to the lack of School. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM009 Laurencekirk 9 residential units	0	!	0	·	0	0	+/-	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil. Water and Material Assets represent a significant negative impact due to the lack of School and WWTW. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM010 Laurencekirk 20 residential units.	0	!	0	·	0	0	+/-	+	+	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Soil. Water and Material Assets represent a significant negative impact due to the lack of School and WWTW. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM011 Laurencekirk 90 residential units	0	!	·	!	·	0	++/-	+	+	0	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity and WWT. There is also a significant negative impact on Water due to the lack of WWT capacity. Soil has a significant negative impact due to the loss of prime agricultural land. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development. The loss of woodland also represents a negative impact for Biodiversity.
KM014 Laurencekirk 12 residential units	0	·	0	·	·	0	+	+	+	0	This bid has negative impacts, though less significant than the generic assessment for Water, due to the provision of private waste water treatment, Soil, due to the site being prime agricultural land and Biodiversity as the site has woodland coverage. There are positive impacts on Material Assets, Population and Human Health due to the provision of housing.
KM035 Laurencekirk Western by pass road.	·	0	!	·	·	·	+	0	·	0	The bid will have a negative impact, though less significant than the generic assessment, on Air as it will increase transport emission, Soil due to the nature of the development, Biodiversity and Landscape due to the scale and nature of the development and its effect on existing landscape. Material Assets experiences a significant positive due to the provision of significant new infrastructure. Finally Climate Change experiences a significant negative impact due to the increased transport provisions.

KM104 Laurencekirk Redevelopment of former Mearns Academy	.	.	.	.	.	.	+	+	+	.	Likely to have mixed effects overall
Marykirk											
KM036 Marykirk Mixed development including 49 residential units and retail use	0	!	.	.	.	!	+/-	+	+	!	Due to the scale of the housing positive impacts are experienced in Population and Human Health. Cultural Heritage and Water and Material Assets represent a significant negative impact due to the lack of educational capacity and WWT as well as flooding threat in the area. There is also a significant negative impact on Water due to the lack of WWT capacity. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development, Biodiversity due to the loss of woodland and Soil due to the loss of prime agricultural land. The site is adjacent to a scheduled monument SM5936 Marykirk, old parish church and burial ground. The remains of the old parish church of Marykirk, (formerly Abirlothenot), are contained within an oval cemetery surrounded by a wall ad mature trees. While in the short term, the trees provide a screening, environmental factors such as disease and windblow and seasonal factors are likely to affect tree cover. The development could spread development to the south and west of the existing settlement and surround the monument with development.
KM084 Marykirk 70 residential units at West Park, Marykirk.	0	!	.	!	0	!	+/-	+	+	0	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health. Water and Material Assets represent a significant negative impact due to the lack of educational capacity and WWT. There is also a significant negative impact on Water due to the lack of WWT capacity. Soil has a significant negative impact due to the loss of prime agricultural land. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development.
Marywell											
KM013 Marywell 5ha of Industrial land (class 5).	0	0	.	+/-	0	0	+	+	+	0	Due to the scale of the employment land significant positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a positive impact due to the remediation of contaminated land. There is also a negative impact, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development and Soil.
KM046 Marywell Industrial development.	0	0	0	+/-	0	0	+	+	+	0	Due to the scale of the employment land positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has both a positive impact due to the remediation of contaminated land and negative due to the impact of development.

KM081 Marywell 25 residential units.	0	0	0	+/-	0	0	+	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has both a positive impact due to the remediation of contaminated land and negative due to the impact of development.
Muchalls											
KM018 Muchalls 7 Residential Units.	0	0	0	0	0	0	+	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative due to the impact of development. There is an issue with portable water capacity hence the negative assessment for water.
KM103 Muchalls 30 Residential Units.	0	0	0	0	0	0	+	+	+	0	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative due to the impact of development.
Newtonhill											
KM111 Newtonhill Playing fields adjacent to P3.	0	0	0	0	0	0	+	0	+	0	Due to the nature of the development positive impacts are experienced in Material Assets and Human Health. Soil and Biodiversity will both be negatively impacted due to the nature of the development.
KM067 Newtonhill 200 residential units	0	0	0	+/-	0	0	+	+	+	0	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size of the development. Soil has both a positive impact due to the remediation of contaminated land and negative due to the impact of development.
KM027 Newtonhill Residential and light industrial	0	0	0	0	0	0	+	+	+	0	Due to the size of the site and the nature of the proposed uses positive impacts are experienced in Population and Human Health as well as Material Assets.

KM025 Newtonhill 0.6ha of commercial development	o	o	o	,	o	o	+	+	+	o	Due to the size of the site and the nature of the proposed uses positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative impact due to the impact of development.
KM001 Newtonhill 2 residential units	o	o	o	,	o	o	+	+	+	o	Due to the size of the site and the nature of the proposed uses positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative impact due to the impact of development.
KM045 Newtonhill Single residential unit	o	o	o	,	o	o	+	+	+	o	Due to the size of the site and the nature of the proposed uses positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative impact due to the impact of development.
KM047 Newtonhill 100 residential units	o	o	,	,	o	o	+	+	+	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size of the development. Soil has a negative due to the impact of development.
KM096 Newtonhill Single residential unit	o	o	o	,	o	o	+	+	+	o	Due to the size of the site and the nature of the proposed uses positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative impact due to the impact of development.
KM097 Newtonhill 100 residential units	o	o	,	,	o	o	+	+	+	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the size of the development. Soil has a negative impact due to the impact of development.
Portlethen											

KM065 Portlethen Mixed Use development 1550 residential units, employment, retail), Schoolhill Phase 2.												Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also has negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to the level of development and Landscape due to the location and exposed nature of the site. Soil has a significant negative impact due to the presence of carbon rich soils.
KM056 Portlethen Residential Commercial Development.	or											Due to the scale of the development site positive impacts are experienced in Population and Human Health as well as Material Assets. Soil has a negative impact due to the impact of development.
KM074 Portlethen 2.3 hectares Commercial Development.												Due to the scale of the employment land significant positive impacts are experienced in Population and Human Health as well as Material Assets. Climatic Factors and Soil have a negative impact due to the level of development.
KM069 Portlethen Offices, health club, retail and food retail (approx 3.3 hectares).												Due to the scale of the employment land significant positive impacts are experienced in Population and Human Health as well as Material Assets. There is also a negative impact, though less significant than the generic assessment, for Climatic Factors due to the size and location of the development, Biodiversity due to the loss of habitat and Soil which will be impacted by the construction works.
KM071 Portlethen 200 residential dwelling houses.												Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to the level of development Soil due to the impact of development.
KM072 Portlethen Commercial Development (7 hectares).												Due to the scale of the employment land significant positive impacts are experienced in Population and Human Health as well as Material Assets. Climatic Factors and Soil have a negative impact due to the level of development.

KM073 Portlethen 18 residential units.	o	o	o	.	o	o	+	+	+	o	Due to the scale of the housing positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Soil due to the impact of development.
KM088 Portlethen 160 residential units.	o	o	.	.	o	o	‡	‡	‡	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to the level of development Soil due to the impact of development.
KM093 Portlethen 15.5 hectares of storage and distribution.	o	o	.	.	o	o	‡	‡	‡	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also has negative impacts, though less significant than the generic assessment, for Climatic Factors due to the level of development and Soil due to the impact of development.
KM094 Portlethen Lorry Park.	.	o	.	.	o	o	+	+	+	o	Due to the scale of the proposed development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to the transport nature of the development and Soil due to the impact of development.
Roadside of Kinneff											
KM082 Roadside of Kinneff Mixed Use (70 dwellings, employment, retail)	.	o	.	.	o	o	‡	‡	‡	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Climatic Factors due to the level of development and Soil due to the impact of development.
St Cyrus											
KM113 St Cyrus Cemetery Extension, St Cyrus.	.	o	.	.	o	o	‡	‡	‡	o	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Climatic Factors due to the level of development and Soil due to the impact of development.

KM012 St Cyrus 19 residential units at Ecclesgreig Gardens, St Cyrus.	0	0-	0	0-	0	0	0	0	0	0	0	This bid is largely neutral. It has negative impacts, though less significant than the generic assessment for Water and Soil.
Stonehaven												
KM021 Stonehaven Mixed use development for 1500 houses, 60,000 sq ft superstore and business land.	+	0	+	-	-	-	+/--	+	+	0	0	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site, for Soil and Biodiversity due to the loss of trees.
KM022 Stonehaven Mixed use development for 700 houses, 60,000 sq ft superstore and business land.	+	0	+	-	-	-	+/--	+	+	0	0	Due to the scale of the housing and retail significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site and Soil. Some ancient woodland of plantation origin which has been long established is on this site. This reflects our assessment of biodiversity.
KM037 Stonehaven 5 residential units.	0	0	0	-	0	0	+/-	+	+	0	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Soil.
KM024 Stonehaven Mixed use 245 residential units and 11,625 sqm employment.	+	0	+	-	0	-	+/--	+	+	0	0	Due to the scale of the housing and retail significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site.
KM023a and b Stonehaven Erection of 4,500 sqm food store	-	0	-	-	0	-	+/--	+	+	0	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to significant transport emissions and Landscape due to the location and exposed nature of the site.

KM043 Stonehaven Supermarket, Mixed Use, Residential,	:	0	:	:	0	:	+/--	+	+	0	Due to the scale of the housing and retail significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site.
KM051 Stonehaven Employment use.	:	0	:	:	0	:	+/--	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to significant transport emissions and Landscape due to the location and exposed nature of the site.
KM068 Stonehaven 24 -30 residential units.	0	0	0	:	0	0	+/--	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Soil.
KM080 Stonehaven 300 residential units and retail (Supermarket).	:	0	:	+/--	0	:	+/--	+	+	0	Due to the scale of the housing and retail significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site. Due to the presence of contaminated land on part of the site Soil also experiences a positive impact.
KM085 Stonehaven 230 residential units and tourism (hotel & golf club house).	:	0	:	:	0	:	+/--	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site.
KM087 Stonehaven 500 residential units.	:	0	:	+/--	0	:	+/--	+	+	-	Due to the scale of the housing significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Cultural Heritage and on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site. Due to the presence of contaminated land on part of the site Soil also experiences a positive impact. The site contains SM 4596 Findlaystone, cairn,

										enclosure and field systems 500. ENE. The monument comprises good examples of a prehistoric burial cairn and oval enclosure, a Cairnfield, and the upper end of a pre-improvement field system. There is a potential that this allocation would affect this monument.	
KM086 Stonehaven 80 residential units and leisure facilities (golf course, hotel, and lodges)	+	0	+	+/-	.	.	++/-	+	+	.	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site, Biodiversity due to the loss of ancient woodland and Cultural Heritage due to the impact on the setting of B listed Uri House & associated buildings.
KM090 Stonehaven 69 affordable housing units Retail (2500sqm) and hotel.	.	0	.	+/-	0	0	++/-	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to significant transport emissions and soil. Soil also has a positive impact due to part of the site being contaminated.
KM092 Stonehaven 7.5ha of Commercial / retail / employment / business.	.	0	.	+	0	0	++/-	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to significant transport emissions.
KM095 Stonehaven Retail (4180sqm supermarket), Loop Road	.	0	.	+	0	0	++/-	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Air and Climatic Factors due to significant transport emissions.
KM098 Stonehaven Mixed Use 500 residential units, supermarket, primary school, playing fields).	+	0	+	+/-	0	.	++/-	+	+	0	Due to the scale of the housing and retail significant positive impacts are experienced in Population and Human Health as well as Material Assets. Material Assets also represents a significant negative impact due to the lack of educational capacity. There would also be significant negative impacts on Air and Climatic Factors due to significant transport emissions and Soil due to the scale of development. There are also negative impacts, though less significant than the generic assessment, for Landscape due to the location and exposed nature of the site. Due to the presence of contaminated land on part of the site Soil also experiences a positive impact.
Woodlands of Durries											

KM030 Woodlands of Durries Residential No unit numbers specified	0	.	0	.	:	:	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water and Soil. This site has long established woodland of plantation origin and in close proximity to the River Dee. The development is likely to have negative effects on biodiversity resulting from the loss of habitat and woodland thereby also affecting the setting of the landscape.
KM042 Woodlands of Durries 7 Residential Units	0	.	0	.	:	:	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water and Soil. This site has long established woodland of plantation origin and in close proximity to the River Dee. The development is likely to have negative effects on biodiversity resulting from the loss of habitat and woodland thereby also affecting the setting of the landscape.
KM058 Woodlands of Durries 30 residential units.	0	.	0	.	0	0	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water and Soil.
Landward Bid Sites.											
KM026 Craig fern House, Camacho 389654, 795753 Residential development	0	0	0	.	.	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water due to the possible provision of private drainage, Soil due to the development and Biodiversity due to the loss of some habitat. Material Assets also represents a significant negative impact due to the lack of WWT capacity.
KM099 Crunch Lodge, Lair hillock 385552, 795460 70 houses and 5 commercial units.	0	0	0	.	.	0	++/-	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water due to the possible provision of private drainage and Soil due to the development. Material Assets also represents a significant negative impact due to the lack of WWT capacity.
KM079 Crunch Lodge, Lair hillock 385589, 795110 Residential Development (27 dwellings)	0	:	0	.	0	.	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Water due to the provision of private drainage system and Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water and Soil.

KM050 Invercrynock, Netherley. 386169, 797142 Residential development (3 dwellings)	0	:	0	.	:	.	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health. Significant negative impacts are experienced by Water due to the provision of private drainage system and Material Assets due to the lack of school capacity. There is a potential flood risk for this site. And this reflects our negative assessment for water and material asset. The site is also adjacent to the River Dee and therefore likely to have significant negative effects on biodiversity. There are also negative impacts, though less significant than the generic assessment Soil.
KM089 Land at East Mains of Drum 380797, 800147 Housing	0	.	0	.	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water and Soil.
KM102 Maryculter 385003, 797944 11 Houses.	0	.	0	.	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water and Soil.
KM053 Mill or Uras. 386421, 780095 Residential dwellings (32)	0	.	0	.	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water and Soil.
KM033 Netherley House & at Woodend, Netherley 384688, 793860 Residential development (4 dwellings)	0	.	.	.	0	0	+/-	+	+	:	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity and Cultural Heritage due to its location within Netherley House. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, Climatic Factors due to flooding, and Soil due to the development.
KM091 Netherley House & at Woodend, Netherley 385112, 793474 Residential dwellings (15)	0	.	0	.	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, Climatic Factors due to flooding, and Soil due to the development.

KM076 Netherley 384899, 796692 Residential dwellings) (2	0	0	0	0	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, Climatic Factors due to flooding, and Soil due to the development.
KM029 Netherley 385032, 796567 Residential development (50 dwellings)	0	0	0	0	0	0	+/--	+	+	0	Due to the scale of the development significant positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Soil due to the development and Biodiversity. Material Assets also represents a significant negative impact due to the lack of WWT capacity and Climatic Factors due to flooding on the site.
KM028 Netherley 384941, 796531 5 Houses	0	0	0	0	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There is a negative impact, though less significant than the generic assessment, for Soil due to the development.
KM100 Peterculter West 383028, 800821 Mixed use housing and employment land.	0	0	0	0	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There is a negative impact, though less significant than the generic assessment, for Soil due to the development and water due to the requirement for private drainage. This site is sensitive due to existing trees on the site. Development is likely to affect the tree cover, biodiversity and the setting of the landscape adversely.
KM052 Rickarton 384641, 794962 Employment use.	0	0	0	0	0	0	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There is a negative impact, though less significant than the generic assessment, for Soil due to the development and water due to the requirement for private drainage.
KM016 Rothnick Croft & Stripeside Farm, Netherley 387183, 795772 Nursery and 12 Houses	0	0	0	0	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, and Soil due to the development.

KM048 Rothnick Croft & Stripeside Farm, Netherley 386844, 796175 Residential development (3 dwellings)	0	·	0	·	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, and Soil due to the development.
KM049 Stranog, Netherley. 386396, 797563 Residential development (5 dwellings)	0	·	0	·	0	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, and Soil due to the development.
KM044 Waterside Farm, Banchory Devenick. 392165, 802802 Recreation (Outdoor sports training facility)	0	·	0	·	·	·	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, potential flooding issues and for soil due to the development. Development could affect adjacent River Dee SAC and the setting of the landscape.
KM038 West Cairnbeg 370002, 776218 34 residential units with a village green and shop at East Cairnbeg, West Cairnbeg	0	·	0	·	0	0	+	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, and Soil due to the development.
KM031 Woodlands, Netherley 384641, 794962 Residential development (5 dwellings)	0	·	0	·	·	0	+/-	+	+	0	Due to the scale of the development positive impacts are experienced in Population and Human Health as well as Material Assets. Significant negative impacts are experienced by Material Assets due to the lack of school capacity. There are also negative impacts, though less significant than the generic assessment, for Water due to the provision of private drainage, and Soil due to the development and biodiversity due to the loss of trees.

Appendix 1.7: Assessment of sites – Marr

Appendix 1.7a: Preferred Option for settlements in Marr, LDP 2016

Sites at	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Asset	Population	Human Health	Cultural Heritage	Comment
Aboyne											
OP1 (M1) 175 houses and 5Ha employment land	-	0	0	+	0/-	+	+	0	0	+	M1: Positive Reading Positives land changed from agricultural to domestic gardens and formal open space, wildlife corridor, within 400m of open space, mix of house type and tenure, mix of uses proposed Negatives – increased commuter traffic and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (EH1) Carried forward from previous local plan for 135 houses.	+/-	0	0	+0	0/-	+	0	0	-	+	EH1 – Positive – close to service centre, land changed from agricultural land to domestic gardens and open space, site is within 400m of existing open space, variation in house types and tenure proposed, waste management upgrades would have indirect positive effect. Negative- increase traffic flow from commuters, area of landscape significance, and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip
Alford											
OP2 (M2) 44 houses, 1 Ha employment land and community facilities.	-	0	0	0	0/-	+	0	0	0	+	M2: Positive, within 400m of service centre and open space, proposes employment land – Negative- increased commuter traffic and minor flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip.
R1 Reserved for development of a community campus school.	-	0	0	0	0/-	+	0	0	0	+	R1: Positive – proposed community campus school, within 400m of existing open space. Negative – increase traffic and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. Flood risk Assessment and a buffer strip.
R2 Reserved for cemetery extension.	0	0	0	0	0	0	0	0	0	+	R2: Positive – Proposed cemetery extension, brownfield land.

R3 Reserved for uses associated with Donside Community care/extension to medical centre.	0	0	0	0	0	+	0	0	0	+	R3 – Positive – Positives – Within 400m of open space, proposes community facilities. Negatives – Loss of prime agricultural land.
OP1 (M1) 30 houses, 1.2Ha employment land and community facilities.	0	0	0	0	+/-	0	+	0	0	+	M1: Positive Mix of uses proposed, brownfield site, Negative increase traffic and minor flood risk from an adjacent water course, which could be mitigated through a
OP3 (EH1) Carried forward for 165 houses.	+/-	0/-	0	0	0/-	+	+	0	0	+	EH1 – Positive close to service centre, land change from agricultural to domestic gardens and formal opens space, within 400m from existing open space, variation of house types and tenure. Negatives – increase traffic flow, watercourse within site resulting in minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip, and a site of battle of Alford.
OP4 (EH2) Carried forward for 85 houses.	+/-	0	0	0	0	+	0	0	0	+	EH2 – Positive close to service centre, land change from agricultural to domestic gardens and formal opens space, within 400m from existing open space, variation of house types and tenure. Negatives – increase traffic flow, site of battle of Alford.
Banchory											
OP1 (M1) 30 houses, tourism and community uses including playing fields, football pitch and park and ride facility.	0	0	0	+	+	+	+	0	0	+	M1: Neutral Positives – Augmentation of wildlife corridors, demonstration eco village proposed, creation of playing fields, allotments etc, proposes mix of uses including tourism variation in housing types Negatives – Increase commuter traffic, impact on landscape on approach to Banchory, and minor flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip.
OP2 (M2) 345 houses and 2Ha business land.	0	0/-	0	0	0	+	+	0	0	+	M2: Negatives – part of the site is at risk from flooding, increase commuter traffic, impact on Loch of Leys SESA/SINS site, landscape impacts from large scale development, Positives – creation of open space, variation in house type and tenure, mix of uses proposed including employment,
OP4 (H1) 15 houses.	0	0	0	0	0	0	0	0	0	+	H1: Positive – proposes affordable homes. Negative as and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.

OP3 (H2) 50 houses.	.	0/-	0	.	.	+	+	0	.	+	H2 and R3: Negative Positives- within 400m of service centre and open space, variation in house types and tenure, Negatives – increased commuter traffic, site would fragment wildlife corridors, impact on landscape of large scale development, possible flood risk.
R1 Reserved or community uses including primary school.	+	0	0	.	0	+	0	0	0	+	R1 – Mixed- Close to service centre, proposes community facilities Negatives – loss of recreational land
R2 Reserved for a cemetery.	+	0	0	0	0	+	0	0	0	+	R2 – Positive – Positives – Close to service centre and open space, proposes community facilities.
R3 Reserved for potential education facilities.	0	0	0	0	+	0	0	0	0	+	R3: Positive – reduces travel miles, site has linear landscaping allowing species to migrate, proposed use cemetery
BUS Safeguarded for employment uses.	+	0	0	0	+/-	+	0	0	0	+	BUS – Positives – Close to service centre and open space, reduce commuter traffic and proposed employment uses
Cairnie											
OP1 (H1) Allocated for up to 8 houses	.	.	.	.	.	.	+	+	+	.	Mixed effects overall
Clatt											
OP1 (H1)	0/-	0	0	0	0	+	0	0	0	0	H1 – Neutral – Positives – adjacent to village hall and open space Negatives – increased commuter traffic. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset
Crathes											
OP1 (EH1) Carried forward from the previous local plan for 45 houses.	-/+	.	0	0	.	+	0	0	.	+	EH1 – Neutral: Positives Within 400m of open space, part of site is brownfield land. Negatives: Increased commuter traffic, single house type, flood risk.
Craigwell											

R1 Reserved for the provision of a community recycling facility.	0	0	0	0	+	0	0	0	0	0	positive
Drumblade											
OP1 (H1) 5 houses.	0	0	0	0	0/-	+	0	0	0	0	H1 Positives – Close to open space, variation in mix of house types- Negatives – and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset
Drumdelgie											
OP1 (M1) 7 houses and 2 holiday units.	0	0	0	0	0	+	0	0	0	+	M1 Positives – close to open space, variation in mix of house type, proposes tourist accommodation. Negatives – landscape impacts, waste water drainage concerns on water and material assets.
Finzean											
OP1 (H1) 10 houses.	0	0	0	+	+	+	+	0	0	+	H1 Positive – Allows for wildlife corridor Linear Landscaping allowing species to migrate could be introduced. Within 400m of area of open space, variation in mix of housing type. Negatives – landscape impacts
OP2 (EH1) Carried forward for 5 houses.	0/-	0	0	0	0	0	0	0	0	0	EH1- increase commuter traffic, negative adjacent to watercourse, single house type, area of landscape significance. Site is liable to flooding. This reflects the negative assessment for water.
Forgue											
OP1 (H1) 5 houses.	0	0	0	0	0	+	+	0	0	+	H1 Positive – within 400m of open space, variation in house types and tenure, support school
OP2 (EH1) Carried forward for 5 houses.	0/-	0	0	0	0	+	0	0	0	0	EH1 – Neutral – Positives – within 400m of open space. Negatives- increase commuter traffic
Gartly											
OP1 (H1) 5 houses.	0	0/-	0	0	0/-	+	+	0	0	0	H1 Neutral – Positives – Within 400m of open space, variation in house types and tenure Negatives –part of the site is adjacent to an area of flood risk
Glass											
OP1 (H1) 5 houses.	0	0	0	0	0	+	+	0	0	0	H1 Positive – close to open space, variation in mix of house type and tenure,
Huntly											

OP4 (EH3) 40 houses (including 30 carried over from the previous local plan).	,	0	0	0	0	+	+	0	0	+	EH3 Positive – Positives, within 400m of service centre and open space, variation in mix of house types, upgraded waste water facilities indirect positive effect Negatives– increase commuter traffic
OP5 (EH4) Carried forward for 10 houses.	,	0	0	0	0	+	+	0	0	+	EH4 Positive – Positives, within 400m of service centre and open space, variation in mix of house types, upgraded waste water facilities indirect positive effect Negatives– increase commuter traffic
OP6 (E1) Employment uses.	,	0	0	+	0/-	+	0	0	,	+	E1 Positive – Positives – Within 400m of service centre and open space, allows wildlife corridors, employment uses proposed. Negatives increase traffic, landscape impacts, and minor flood risk from an adjacent water course.
OP1 (H1) 485 houses.	,	0/-	0	0	,	+	+	,	0	+	H1 Positive –Positives Within 400m of service centre and open space, variation in house types Negatives –part of the site is at risk from flooding, impact on views from Huntly Castle
R1 Reserved for community uses and open air recreation.	0	0	0	0	0	0	0	0	0	+	Neutral
BUS Safeguarded for employment uses.	0/+	0	0	0	+	0	0	0	0	+	BUS – Positive – Within SGA and Huntly has existing rail halt, landscape.
OP2 (EH1) 105 houses.	0/+	0	0	0/+	+	+	0	0	0	+	EH1 – Positive – Within SGA and close to rail station, within 400m of open space/woodland, upgrade to waste water facilities indirect benefit.
OP3 (EH2) Carried forward for 10 houses.	0/+	0/-	0	0/+	+/-	+	0	0	0	+	EH2- Positive – Within SGA and close to rail station, within 400m of open space/woodland, upgrade to waste water facilities indirect benefit. Negative – Part of the site is at risk from flooding
Inchmarlo											
OP1 (H1) 60 houses.	,	,	0	0	0	+	,	0	,	+	H1 Positive/Neutral Positives – close to open space, variation in mix of house type Negatives – increased traffic, landscape impacts. This allocation is likely to put pressure on water abstraction
Keig											
OP1 (H1) 5 houses.	0	,	,	0	0	+	,	0	0	+	H1 Neutral- Positives – Close to open space, variation in house type, Negatives - loss of prime agricultural land. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset

OP2 11 homes	0	0	0	0	0	0	0	0	0	0	0	Partially developed. Effects mainly negative due to majority of site having already been developed.
Kennethmont												
OP1 (H1)/ OP3 (E1)/R1 H1: 30 houses, E1: employment uses and R1: community uses and cemetery car park.	0	0	0	+	0	+	+	0	0	0	0	E1, H1 and R1 Positive – allows wildlife corridors, close to open space, variation in house types H2 Positive - allows wildlife corridors, close to open space, variation in house types
OP2 (H2) 5 houses.	0	0	0	+	0	+	+	0	0	0	0	Mixed effect overall
Kincardine O'Neil												
OP4 (E1) Employment uses	0	0	0	0	0	+	0	0	0	0	0	E1 Positives- close to open space, variation in mix of type and tenure of housing. Negatives -Area of landscape significance. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
OP2 (EH1) 20 houses (including 15 carried over from the previous local plan).	0	0	0	0	0	+	0	0	0	0	0	EH1 Positives - close to open space, variation in mix of type and tenure of housing. Negatives - Area of landscape significance. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
OP1 (M1) 8 houses and employment uses.	-/+	0	0	0	0/-	+	0	0	0	0	0	M1 – Positives within 400m of service centre and open space, mix of uses proposed including employment and housing, part of site brownfield. Negatives – increase commuter traffic, flooding, within conservation area. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
OP3 (EH2) Carried forward for 8 houses.	0	0	0	0	0	+	0	0	0	0	0	EH2 Positive – Within 400m of service centre, affordable houses. Negative - part of the site is at flood risk, which could be mitigated through a Flood risk Assessment and a buffer strip, and within a conservation area. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
Logie Coldstone												

OP1 (M1) 25 houses and employment land.	0	0	0	0	0	+	+	0	+	+	M1 Positive - Close to service centre and open space, variation in mix of housing type, minimal landscape impacts.
OP2 (EH1/FH1) 34 houses	0	0	0	0	+	0	0	0	0	0	Development on site had started prior to assessment. Effects mainly neutral due to scale of development and site characteristics.
Strachan											
OP1 (H1) 15 houses.	0	0	0	0	0 ⁻	+	+	0	,	+	H1 Positive – Positives Close to open space, variation in mix of house type and tenure Negatives – Landscape impacts/area of landscape significance, and minor flood risk from an adjacent water course, which could be mitigated through a Flood risk Assessment and a buffer strip.
Ruthven											
OP1 (EH1) Carried forward for 8 houses	,	,	,	,	,	,	+	+	+	,	Mixed effects overall
Tarland											
OP2 (H1) 10 houses.	0	0	0	0	0 ⁻	+	+	0	0	+	H1 Positive Close to open space, variation in mix of house type and tenure, proposed to support continuing care community.
OP1 (M1)/R1 50 houses and 1Ha of employment land.	0	,	0	0	0 ⁻	+	,	0	0	+	M1 and R1 Positive –Allows for wildlife corridors, Close to open space, variation in mix of house type and tenure Negatives - part of the site is at risk from flooding, area of landscape significance. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water and material asset.
OP3 (EH1) Carried forward from the previous local plan for 24 houses.	0/+	0	,	0	0	+	0	0	0	+	EH1 – Neutral -Positives –Within 400m of service centre and open space. Negatives – increased commuter traffic, loss of prime agricultural land.
BUS Safeguarded for employment uses.	+	0	0	0	0	0	0	0	0	+	BUS – Positive – Close to service centre and proposes employment land
Torphins											
OP1 (formerly BUS) – now mixed use 48 houses & employment land.	,	,	0	0	,	+	+	0	,	+	Negative – Positives – Close to service centre and open space, variation in mix of house types and tenure. Negatives -part of the site is at risk from flooding, Beltie Burn, increased commuter traffic landscape impacts.

R1/R2 Reserved for the extension of Learney Hall (R1) and a cemetery (R2).		-	-	0	+	-	+	+	0	0	+	R1/R2 Positive- Positives – opportunity for wildlife corridors, variation in mix of house types and tenures, mix of uses proposed. Negatives – increase commuter traffic, Beltie Burn adjacent. Site removed by reporter.
Towie												
OP1 (H1)	0	:	:	0	0/-	+	:	:	0	0	+	H1 Positive – close to open space. There are issues with waste water drainage capacity in the area. This reflects the negative assessment for water, material asset and climate change.

Appendix 1.7b: Alternative option for settlements in Marr

Aboyne											
MA012 20 residential units at Dalwhing, Glen Tanar Estate as part of enabling development to conserve listed buildings on the estate.	0	+	0-	+	+	0	+	+	+	0	The bid is significantly negative in terms of water due there being no public sewers in the vicinity of the area (Aboyne has capacity). It is also significantly negative in relation to material assets as there is insufficient school capacity and biodiversity as the site contains extensive woodland and abuts a Special Area of Conservation to the south. In addition, the site is negative in terms of soil and potentially climate due to a minor area of flooding in the southern corner although this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA057 Residential use on land at Birsemore, Aboyne (potentially 16 units)	0	+	0	+	0	0	+/-	+	+	0	The bid is largely neutral but significantly negative in terms of water and material assets due to insufficient waste water and school capacity. It is negative in terms of soil however this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA030 3 Residential units at Bal na Coille, Aboyne	0	0	0	+	+	0	+/-	+	+	+	Site is largely neutral but is negative in terms of soil and biodiversity due to woodland on the site as well as cultural heritage as the site lies within a conservation area. In addition, it is negative in terms of material assets as there is insufficient school capacity; however this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA013 6 residential units on land adjacent to west of Aboyne settlement	0	+	0	+	0	0	+/-	+	+	0	The site is largely neutral. It is only negative in terms of soil and material assets due to insufficient school capacity, which is less significant than the generic assessment. It is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment. This site is likely to be affected by surface water flooding hence our negative assessment of water.
MA024 180 Residential units on Land to the north of Castle Park, Aboyne	+	+	0	+	+	0	++/-	+	+	0	The site is significantly negative in terms of water and material assets due to insufficient Waste Water treatment and schools capacity as well as soil due to the scale of the proposal. The proposal could also negatively affect biodiversity as there are some trees on the site and it is surrounded by extensive woodland which development might impact upon. The proposal is significantly positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA043 25 residential units on land adjacent to Allach wood, Aboyne	0	0	+	+	+	0	+/-	+	+	+	The site is significantly negative in terms material assets due to insufficient school capacity and negative with regards to climate due to a small area of flooding in the north of the site as well as soil and biodiversity as the site abuts a Special Area of Conservation and is surrounded by extensive woodland upon which development could impact. In addition, it is negative in terms of cultural heritage due to a scheduled featured which abuts the south of the site. However these are less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.

MA020 105 residential units on land at Haugh Farm, Aboyne	.	:	0	:	0	.	+/--	++	++	0	The site is significantly negative in terms of water and material assets due to insufficient Waste Water and schools capacity and soil due to the scale of the proposal. There will also be a negative impact on landscape to the prominent location on the eastern approach to Aboyne and air due to the scale. However these are less significant than the generic assessment. The proposal is significantly positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
Alford											
MA050 25 residential units at Upper Haugh Croft, Alford	0	:	0	.	0	0	:	+	+	:	The bid is largely neutral but is significantly negative in terms of cultural heritage and on material assets as there are no known public sewers in the vicinity of the area and the schools in Alford have insufficient capacity. The site is also negative in terms of soils however this is less significant than the generic assessment. The bid is also positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment. This site is subject to flood risk reflecting our assessment for water and material asset. This site is located within Alford Inventory battlefield and in very close proximity to Auld Kirk, ring cairn 150m E of Ardgathen (SM6). This allocation when developed could spread to the wet of existing settlement at Alford into the battlefield boundary, as well as potentially having an impact on the setting of the monument.
MA019 Residential development on land at Greystone Farm (42 hectares), Alford	.	:	:	:	:	:	:	+	+	:	The bid is significantly negative in terms of cultural heritage and on water and material assets due to limited waste water capacity as well as air, climate, soil, biodiversity and landscape due to the significant scale of the site. The bid also has the potential to impact on air quality as it could potentially accommodate in excess of 500 units. This site is subject to flood risk reflecting our assessment for water and material asset. This site is located within Alford Inventory battlefield and in very close proximity to Auld Kirk, ring cairn 150m E of Ardgathen (SM6). This allocation when developed could spread to the wet of existing settlement at Alford into the battlefield boundary, as well as potentially having an impact on the setting of the monument.
MA036 60 residential units at Wellheads, Alford	.	:	.	:	0	0	:	+	+	0	The bid is largely neutral with a significant negative in terms of soil due to the scale of the proposal. It will also have a negative impact on air and climate due to the scale; however this is less significant than the generic assessment. It is significantly positive in terms of, population and human health through the provision of housing as per the generic assessment. This site is subject to flood risk reflecting our assessment for water. This site is subject to flood risk reflecting our assessment for water and material asset.
MA034 140 residential units with open space and landscaping on land at Meikle Endovie, Alford	0	:	.	:	0	.	:	+	+	0	The bid is largely neutral with a significant negative impact on soil due to it predominantly being Prime Agricultural Land. The bid is also negative in terms of landscape impacts (due to its prominent location on the eastern approach to Alford) and soil; however this is less significant than the generic assessment. The bid is significantly positive in terms of material assets, population and human health through the provision of housing as per the generic assessment. This site is subject to flood risk reflecting our assessment for water and material asset.
Ma068 Removal of site	.	:	.	:	0	0	:	+	+	0	This site is subject to flood risk reflecting our assessment for water. This site is subject to flood risk reflecting our assessment for water and material

Ma074 Reserve site for use – car park	.	:	.	:	o	o	:	+	+	o	This site is subject to flood risk reflecting our assessment for water. This site is subject to flood risk reflecting our assessment for water and material
Banchory											
MA016 230 units and associated community uses on land at Braehead Farm, Auchattie, Banchory	.	:	.	:	.	.	:	±	±	o	The site is largely negative. It is significantly so in relation to water and material assets due to potential Waste Water, road and secondary school capacity issues as well as soil due to the scale. The proposal is also likely to negatively impact on air, climate and biodiversity as the site abuts an area of flood risk and a Special Area of Conservation to the east as well as potentially impacting on the landscape. However these are less significant than the generic assessment. The proposal is significantly positive in terms of population and human health as per the generic assessment. The site is adjacent to the River Dee SAC. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water, biodiversity, landscape and material asset.
MA017	.	:	.	:	:	:	+/-	±	±	o	The site is largely negative. It is significantly so in relation to water and material assets due to potential Waste Water, road and secondary school capacity issues as well as soil due to the scale. The proposal is also likely to negatively impact on air, climate and biodiversity as the site abuts an area of flood risk and a Special Area of Conservation to the east as well as potentially impacting on the landscape. However these are less significant than the generic assessment. The proposal is significantly positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA008 4 residential houses on Minnonie Field, Banchory	o	:	o	.	o	o	:	+	+	o	The site is largely neutral, but may have negative impacts in terms material assets due to insufficient secondary school capacity and soil. However this is less significant than the generic assessment. It would be positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA007 7 residential units at Dykehead Garage, Blackhall, Banchory	o	:	o	±	+	o	:	+	+	o	Site is largely positive. It is partially negative regarding material assets as there is insufficient secondary school capacity. It is significantly positive in terms of soil as it is previously developed and potentially contaminated so development that includes remediation would be beneficial. It is also positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA060 250 Residential units at Banchory North, Banchory	.	:	.	:	:	o	:	±	±	o	Site is significantly negative in terms of water and material assets due to due to potential Waste Water capacity issues as well as insufficient school capacity. In addition, soil and biodiversity are significantly negative due to scale of the proposal and potential to impact on the Loch of Leys Local Nature Conservation site which surrounds large parts of the site. There are also negative impacts on air due to the scale of the proposal however this is less significant than the generic assessment. The proposal is significantly positive in terms of population and human health as per the generic assessment. This site is subject to potential flood risk and this reflects our assessment for water and material asset..

MA061 57 residential units at Upper Arbeadie, Banchory	·	·	·	·	·	○	·	‡	‡	○	The site is significantly negative in terms of soil due to the scale of the proposal and material assets due to insufficient secondary school capacity. There are negative impacts in relation to air and climate due to the level of proposed development and biodiversity due to the woodland on and surrounding the site. It is also significantly positive in terms of population and human health as per the generic assessment. This site is subject to potential flood risk and this reflects our assessment for water and material asset.
MA062 56 residential units at Banchory Tillynarb, Banchory	·	·	·	·	·	○	·	‡	‡	○	The site is significantly negative in terms of soil due to the scale of the proposal and material assets due to insufficient secondary school capacity. There are negative impacts in relation to air and climate due to the level of proposed development and biodiversity due to extensive surrounding woodland. It is also significantly positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA063 34 residential units at Upper Lochton, Banchory	○	·	○	·	○	○	·	+	+	○	The site is largely neutral. It is significantly negative in terms of material assets due to insufficient secondary school capacity. Soil is negatively affected as a result of development however this is less significant than the generic assessment. It is positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA058 Community housing (70 units), Community Care and workshop developments, The Corsee Project, North West of Banchory	·	·	·	·	·	○	·	‡	‡	○	The site is significantly negative in terms of soil and biodiversity due to the scale of the proposal and the extensive woodland on the site as well as material assets due to insufficient secondary school capacity. There are also negative impacts for air and climate due to the level of development proposed however these are less significant than the generic assessment. It is also significantly positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA048 9 residential units on Land at Mains of Invery, Banchory	○	·	○	·	○	○	·	+	+	○	The site is largely neutral. It is negative in terms of soil impacts as a result of development however this is less significant than the generic assessment. The proposal would be positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
MA054 10 residential units at Banchory West, Banchory	○	·	·	·	·	○	·	+	+	·	Site is negative in terms of climate (due to adjacent flood risk which abuts the site), soil, biodiversity (due to adjacent Special Area of Conservation), material assets (due to insufficient secondary school capacity) and potentially cultural heritage as the site lies on the edge of the Inchmarlo Designed Landscape. However, these are less significant than the generic assessment. It is positive in terms of population and human health as per the generic assessment. There is limited waste water drainage capacity as well as potential flooding issues. This reflects our assessment for water and material asset.
Cairnie											

MA052 30 residential units at Land at Binside, Cairnie, Huntly	0	:	.	.	.	.	+/-	+	+	0	There are significant negative issues in terms of water and material assets due to the lack of Waste Water capacity. It is also negative in terms of climate as there is a small area of flood risk in the western corner and biodiversity as the site overlaps with the Bin Hill Local Nature Conservation along the southern boundary. In addition, there are likely to be landscape implications as a result of the prominent nature of the settlement however these are less significant than the generic assessment. The proposal will also be positive in terms of material assets which will help support the school along with population and human health as per the generic assessment.
Drumblade											
MA009 5 residential units on Field 2 opposite Drumblade primary school, Drumblade by Huntly	0	:	0	0	0	0	:	+	+	0	The bid is largely neutral with a negative issue in relation to water as there are no public sewers in the area. However these are less significant than the generic assessment. The site is however positive in terms of population and human health as per the generic assessment. There is potential flooding for this site. This reflects our assessment for water and material asset.
Finzean											
MA044 16 residential units at Feughside, Whitestone, Finzean	0	:	0	.	:	:	+/-	+	+	0	The site is significantly negative in terms of water as there are no public sewers in the area. It is also negative in terms of soil and biodiversity as a small portion in the south of the site is within the Feughside Local Nature Conservation site as well as being in immediate proximity to a Special Area of Conservation. However this is less significant than the generic assessment. The proposal would be positive in terms of population and human health as per the generic assessment. There is potential flooding for this site. This reflects our assessment for water and material asset.
Glenkindie											
MA028 Single dwellinghouse on land to the east of Glenkindie Bowling Club	0	:	0	.	0	0	:	+	+	0	The bid is largely neutral with a significantly negative impact in terms of water due to there being no public sewer provision in the area and negative in terms of soil, however this is less significant than the generic assessment. Material assets (through the provision of a house), population and human health are positive as per the generic assessment. There is potential flooding for this site. This reflects our assessment for water and material asset.
MA029 6 residential units on land to the west of Glenkindie Bowling Club, Glenkindie.	0	:	0	.	0	0	+	+	+	0	The bid is largely neutral with a significantly negative impact in terms of water due to there being no public sewer provision in the area and negative in terms of soil, however this is less significant than the generic assessment. Material assets (through the provision of a house), population and human health are positive as per the generic assessment.
Huntly											
MA001 Development of site for residential use at Thorniebrae, Huntly	.	:	.	.	0	.	+/--	+	+	0	The bid is significantly negative issues in relation to water and material assets due to lack of Waste Water Capacity and insufficient school capacity at the Gordon Schools and Gordon Primary. Development is also likely to negatively impact on air, soils and climate due to the scale of the proposal as well as landscape however impacts will be less significant than the generic assessment. It is significantly positive

											in terms of material assets (through the provision of housing), population and human health as it is likely to accommodate in excess of 50 units.
MA010 48 residential units on fields opposite Linnorie House, Huntly	0	!	0	!	0	!	+/-	+	+	0	The bid is largely neutral in most aspects however there are significant negative issues in relation to water and material assets due to lack of Waste Water Capacity and insufficient school capacity at the Gordon Schools and Gordon Primary. Development is also likely to negatively impact on soils and landscape and has a small area of flood risk on the south east boundary however these are less significant than the generic assessment. Material assets (i.e. the provision of further housing), population and human health will be positive as per the generic assessment.
MA045 30 residential units at Battlehill, Huntly	0	!	0	!	0	!	+/-	+	+	0	The bid is largely neutral in most aspects however there are significant negative issues in relation to water and material assets due to lack of Waste Water Capacity and insufficient school capacity at the Gordon Schools and Gordon Primary. Development is also likely to negatively impact on soils and landscape however less significantly than the generic assessment. Material assets (i.e. the provision of further housing), population and human health will be positive as per the generic assessment.
MA046 8 residential units at Lennox Terrace, Millbank, Huntly	0	0	!	!	!	0	!	+	+	0	The bid is significantly negative in terms material assets due to insufficient Waste Water capacity and school capacity and climate due to extensive flooding on the site. It is also negative in terms of soil and biodiversity due to trees/scrub on the site, however these are less significant than the generic assessment. Material assets (i.e. the provision of further housing), population and human health will be positive as per the generic assessment.
MA047 250 residential units at North East Growth Area, Huntly (Corseknowes)	!	!	!	!	0	!	+/--	+	+	0	The bid is significantly negative issues in terms of landscape due to the site's scale and prominence as well as material assets due to insufficient waste water and schools capacity. Development is also likely to negatively impact on air, climate and soils due to the scale of the proposal however less significantly than the generic assessment. It will also be significantly positive in terms of material assets (through the provision of housing), population and human health as it is likely to provide significant additional housing. Human health will also be positive as per the generic assessment.
MA003 90 residential units at Gibston Bridge, Huntly	!	!	!	!	0	!	+/--	+	+	0	There are significantly negative issues in terms of material assets due to insufficient Waste Water and school capacity. Development is also likely to negatively impact on air, soils and landscape (the site is very prominent on the approach to Huntly from the east) as well as climate due to a small area of flood risk in the north east of the site; however these are less significant than the generic assessment. However, the proposal is also likely to be significantly positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA051 Up to 20 residential units on land at Corvichen, Huntly	0	!	0	!	0	0	+/-	+	+	0	The bid is largely neutral in most aspects however there are significant negative issues in relation water and material assets due to insufficient Waste Water and school capacity. Development is also likely to negatively impact on soils however these are less significant than the generic assessment. Material assets (i.e. the provision of further housing), population and human health will be positive as per the generic assessment.
Inchmarlo											

MA053 10 residential units at Inchmarlo south, Inchmarlo	0	0	·	·	·	0	+/-	+	+	·	Site is negative in terms of climate (due to small area of flood risk on the western edge of the site), soil, biodiversity (due to adjacent Special Area of Conservation), material assets (due to insufficient secondary school capacity) and potentially cultural heritage as the site lies on the edge of the Inchmarlo Designed Landscape. However, these are less significant than the generic assessment. It is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA021 To include holiday homes within Inchmarlo settlement boundary.											Not subject to SEA as the bid does not propose any development.
MA055 Tourism, Leisure and Residential use (80 units), north of Inchmarlo	·	·	·	·	·	0	+/-	+	+	0	Site is significantly negative in terms of water and material assets as there is insufficient waste water treatment capacity at Inchmarlo (there is capacity in Banchory) and secondary school capacity as well as soil and biodiversity due to the scale of the proposal which is largely ancient woodland. It is negative in terms of air and climate due to the size of the development however this is less significant than the generic assessment. It is also significantly positive in terms of material assets (through the provision of housing, tourist facilities and employment opportunities), population and human health as per the generic assessment.
MA004 5 residential units at Glencommon, Inchmarlo	0	0	0	·	0	0	+/-	+	+	0	Site is largely neutral. It is negative in terms of soil due to the impacts of development and material assets due to insufficient secondary school capacity; however this is less significant than the generic assessment. It is positive for material assets (through the provision of housing), population and human health.
MA014 3 residential units on Land to the east of Beltie Cottages, Bridge of Canny East	0	0	·	·	0	0	+/-	+	+	0	Site is significantly negative in terms of climate due to the majority of the site containing flood risk. It is negative in terms of soil due to the impact of development and material assets due to insufficient secondary school capacity; however these are less significant than the generic assessment. . It is positive for material assets (through the provision of housing), population and human health.
MA031 Approximately 37 residential units as part of the Continuing Care Retirement Community, Inchmarlo.	0	·	0	·	·	0/-	+/-	+	+	·	Site is significantly negative in terms of water and material assets due to insufficient waste water capacity. It is negative in terms of soil, biodiversity (as the site is immediately adjacent to large areas of woodland), cultural heritage (as it abuts the Inchmarlo Designed Landscape) and potentially landscape as it is on a fairly steep south facing slope which is quite prominent. It is positive in terms of material assets (through the provision of housing), population and human health.
MA067 20 residential units at Bridge of Canny East, Inchmarlo	0	·	0	·	0	0/-	+/-	+	+	0	Site is significantly negative in terms of water and material assets due to insufficient waste water and secondary school capacity. It is negative in terms of soil; however this is less significant than the generic assessment. It is positive in terms of material assets (through the provision of housing), population and human health.

Kincardine O'Neil											
MA065 Mixed use development including 67 houses and 1 Ha employment land on land south of North Deeside Road, Kincardine O'Neil	·	·	·	·	0	0	+/-	+	+	·	The site is significantly negative in terms of water and material assets as there is insufficient Waste Water and secondary school capacity in Aboyne as well as impacting on soil. It is negative in terms of air and climate due to the scale of the proposal as well as cultural heritage as the site lies within a conservation area however these are less significant than the generic assessment. It is significantly positive in terms of material assets (through the provision of housing and supporting the school), population and human health as per the generic assessment.
Logie Coldstone											
MA040 6 residential units at Blelack Estate, Former Sawmill, Logie Coldstone	0	·	0	·	·	0	+	+	+	0	The bid is significantly negative in terms of water as there are no public sewers in the area and biodiversity as the site contains woodland and is within the Howe of Cromar Local Nature Conservation Site. It is negative in terms of soil however this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing which could also support the school), population and human health as per the generic assessment.
MA041 A caravan park and convenience store at Blelack Estate, former sawmill, Logie Coldstone	0	·	0	·	·	0	+	+	+	0	The bid is significantly negative in terms of water as there are no public sewers in the area and biodiversity as the site contains woodland and is within the Howe of Cromar Local Nature Conservation Site. It is negative in terms of soil however this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of a tourist facility and potential for employment opportunities), population and human health as per the generic assessment.
Lumphanan											
MA042 5 residential units at Kirk View, Lumphanan	0	·	0	·	0	·	·	+	+	0	The site is largely neutral. It is negative in terms of soil and landscape as it is located on a fairly prominent slope and material assets as there is insufficient primary school capacity. However this is less significant than the generic assessment. It is positive in terms of population and human health in term of the generic assessment. There is potential flooding for this site. This reflects our assessment for water and material asset.
Monymusk											
MA018 35-40 residential units in land west of Monymusk School, Monymusk	0	0	·	·	0	0	+	+	+	0	The bid is largely neutral with a significant negative in terms of soil as the southern half of the site is identified as Prime Agricultural Land. It is also negative in terms of climate as there is a small area of flood risk in the north western corner of the site however this is less significant in terms of the generic assessment. Material assets (through the provision of housing), population and human health are positive as per the generic assessment.
Rhynie											

MA002 16 residential units on Manse Road, Rhynie	0	0	.	.	0	0	+	+	+	0	The bid is largely neutral with negative issues in relation to climate due to a small corner of flooding risk in the west of the site and soil. However these are less significant than the generic assessment. The bid is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
Torphins											
MA038 22 residential units at Craigmyle Road, Torphins	0	0	0	.	;	0	+	+	+	0	The site is significantly negative in terms of biodiversity as it is currently a large area of woodland. It is negative in terms of soil due to the impact of development, however this is less significant than the generic assessment. It is positive in terms of material assets (through the provision of housing), population and human health.
MA 039 Include as BUS site and included in the bid for change of use	.	.	.	.	;	;	+	+	+	;	It is in a close proximity to the River Dee SAC and likely to adversely affect biodiversity and landscape. There is likely to be a significant negative cultural heritage effect also.
MA005 50 residential units at Annesley Farm, Torphins	.	0	;	.	;	;	+/-	+	+	0	The site is significantly negative in terms of climate to the site containing extensive flood risk and material assets due to potentially insufficient schools capacity. It is also negative in terms of air and soil due to the scale of the site, potentially landscape as the site lies in a prominent position which could impact on the setting of the village and material assets as there is insufficient school capacity to accommodate the proposal. However these are less significant than the generic assessment. It is positive in terms of population and human health as per the generic assessment. It is in a close proximity to the River Dee SAC and likely to adversely affect biodiversity and landscape/
MA056 54 residential units with public square and potential commercial at Beltie Road, Torphins	.	0	.	.	;	;	++/-	+	+	0	The site is significantly negative in terms of material assets as there is potentially insufficient primary and secondary school capacity. It also negative in terms of climate (due to the scale of the proposal and minor area of flood risk in the southern corner of the site), air and soil due to the scale of the proposal and landscape (as the site lies in a prominent position which could impact on the setting of the village from the north west). However these are less significant than the generic assessment. It is positive in terms of population and human health as per the generic assessment. It is in a close proximity to the River Dee SAC and likely to adversely affect biodiversity and landscape/
Towie											
MA073 Residential use on Land (0.2 Ha) west of Towie Primary School, Towie	0	;	0	.	0	0	+	+	+	0	The bid is largely neutral with a significantly negative impact in terms of water due to there being no public sewer provision in the area and negative in terms of soil, however this is less significant than the generic assessment. Material assets (through the provision of a house), population and human health are positive as per the generic assessment.
Landward sites											
MA033 Single residential dwelling on site by	0	.	0	.	0	0	+	+	+	0	The bid is largely neutral with negative issues in relation to water and soil as there are no public sewers in the area. However these are less significant than the generic assessment. The bid is positive in terms of population and human health as per the generic assessment.

Boghead (North of Montgarrie) 375585, 822467											
MA059 18 residential units at Bridge of Alford 356084, 817375	○	∩	○	∩	○	○	∩	+	+	○	The bid is largely neutral but significantly negative in relation to water due to there being no known Waste Water provision or schools capacity. It is also negative in relation to soil, however this is less significant than the generic assessment. The bid is also positive in terms of population and human health as per the generic assessment. There is potential flooding issues for this site. This reflects our assessment for water and material asset.
MA035 40 residential units on land to the east of Bridge of Alford 356406, 817319	○	∩	○	∩	○	○	+/-	+	+	○	The bid is largely neutral but is significantly negative in terms of soil as the site is Prime Agricultural Land as well as water due to there being no known Waste Water provision in the vicinity of the site and flood risk. It is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment, however material asset is also negative due to flood risk.
MA032 2 residential units on Mill site, Montgarrie 357430, 817800	○	∩	∩	∩	∩	○	∩	+	+	○	The bid is significantly negative in terms of water and material assets due to there being no known Waste Water provision. In addition, it is negative in relation to climate due to an area of flood risk along the western edge of the site as well as soil and biodiversity. It also positive in terms of population and human health as per the generic assessment. There is potential flooding issues for this site. This reflects our assessment for water and material asset.
MA025 8 residential units on land at former station and sawmill, Monymusk 368706, 814189	○	∩	○	∩	∩	∩	+	+	+	○	The bid is negative in terms of water due to there being no known sewage treatment in the vicinity of the site. It is also negative in relation to soil, biodiversity (due to the woodland within and outwith the site) as well as cultural heritage, being within the Monymusk Designed Landscape. The proposal would be positive for material assets (through the provision of housing) as well as population and human health as per the generic assessment.
MA011 20 residential units at former school, Glen Tanar Estate, By Dinnet 347301, 798279	○	∩	○	∩	○	○	+	+	+	○	The bid is largely neutral, but significantly negative in terms of water as there are no public sewers in the vicinity of the site. The site is also negative in terms of soil however this is less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of housing), population and human health as per the generic assessment.
MA023 16 residential units on Land at Oldyleiper, Birse, By Aboyne 355592, 796923	○	∩	○	∩	∩	○	∩	+	+	○	The site is significantly negative in terms of water and material assets due to insufficient Waste Water and Aboyne schools capacity. It is also negative in terms of soils and biodiversity as the site about a Special Area of Conservation. The proposal would be positive in terms of population and human health as per the generic assessment. There is potential flooding issues for this site. This reflects our assessment for water and material asset.
MA037	∩	∩	○	∩	○	○	∩	∩	∩	○	The site is significantly negative in terms of water and material assets as there are no public sewers in the area and there is insufficient school capacity in Aboyne. It is also significantly negative in terms of soil due to the scale of the proposal and negative for air however this is less significant than the generic

50 residential units at Ballogie Estate, Marywell 358355, 795834											assessment. The proposal is significantly positive in terms of population and human health as per the generic assessment. There is potential flooding issues for this site. This reflects our assessment for water and material asset.
MA015 Expansion of current mineral extraction and to include landfill for inert material and recycling of soil, gravel and stones at Cammieswood, Blackness, Banchory. 369817, 792817	·	·	·	·	·	·	+	+	0	0	There are significant negative impacts for water due to the scale of the proposal and the absence of any public sewers in the area. In addition, air, soil and biodiversity are likely to be significantly negative due to the scale of the proposal which also contains large areas of ancient woodland and biodiversity value as well as being in close proximity to a Special Area of Conservation. It is also negative in terms of climate due to the scale of the proposal and likely associated traffic as well as containing areas of flood risk as well as landscape. However these are less significant than the generic assessment. There will also be positive impacts in terms of material assets and population due to the provision of employment opportunities as per the generic assessment.
MA026 single residential unit on site to the south of Gellan, Strachan, Banchory 369510, 792369	0	·	0	·	0	0	+	+	+	0	The site is largely neutral. It is negative in terms of water due to there being no public sewers in the area as well as soil; however these are less significant than the generic assessment. The proposal would be positive in terms of material assets (through the provision of a house), population and human health as per the generic assessment.
MA027 single residential unit to the south of Blarourie, Strachan, Banchory 369468, 792439	0	·	0	·	0	0	+	+	+	0	The site is largely neutral. It is negative in terms of water due to there being no public sewers in the area as well as soil, however these are less significant than the generic assessment. The proposal would be positive in terms of material assets (through the provision of a house), population and human health as per the generic assessment.
MA049 Extension to Caravan Park on Land at Wester Invery, Banchory 369236, 793764	0	·	0	·	·	0	+/-	+	+	0	The site is negative in terms of water as Waste Water requirements are unknown, as well as soil and biodiversity as the site contains an area of ancient woodland. However these are less significant than the generic assessment. The proposal is positive in terms of material assets (through the provision of a tourist facility and potential for additional employment opportunities), population and human health as per the generic assessment.
MA066 14 residential units at Hirn, by Banchory 373118, 800149	0	·	0	·	0	0	+/-	+	+	0	The site is significantly negative in terms of water and material assets due to insufficient waste water and schools capacity. It is negative in terms of soil, however this is less significant than the generic assessment. It is positive in terms of material assets (through the provision of housing), population and human health.
MA022 6 residential units at Campfield, Torphins 365425, 800468	0	·	0	·	·	0	+/-	+	+	0	The site is negative in terms of water and material assets as there are no public sewers within close the vicinity of the site, however there is capacity in Torphins. It is also negative in terms of soil and biodiversity as much of the site is woodland which development would impact upon. It is positive in terms of material assets (through the provision of housing), population and human health.

MA006 4 residential units at Springbank Croft, Culblean Cottages, near Tarland 351402, 803213	○	∴	○	·	○	○	∴	+	+	○	The site is largely neutral. It is negative in terms of soil, however this is less significant than the generic assessment. It is positive in terms of population and human health as per the generic assessment. There is a potential flooding issue for this site. This reflects our assessment for water and material asset.
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Appendix 1.8: Cumulative Effects of the Preferred Options

Considering the proposed LDP 2016 policies and allocations, the key themes emerging from the proposed plan include:

Business Development (including business and employment development opportunities in Edzell Woods, Fraserburgh, Inverurie, Macduff, Peterhead and Westhill through maintaining a land supply and ensuring appropriate infrastructure is in place).

Rural Development (including those affecting green belts, coastal zone, housing and business development, minerals, small scale building, permissible under green belt supplementary guidance; or for refurbishment or replacement of existing, disused or redundant building; for a building with vernacular architecture meriting support in exceptional circumstances; for a development contributing to organic growth of settlement)

Homes and Housing (including housing development opportunities throughout Aberdeenshire taking into account housing for people on modest incomes, affordable housing, development for special needs, residential caravan and gypsies/travellers)

Placemaking (ensuring high quality design of new development which considers access, open space, hazardous development and infill, householder and home/ work proposals)

Natural Environment (nature conservation designations, open space, water and waste water infrastructure, natural environment, protection and conservation of the water environment, protection and conservation of trees and woodland, protection of protected species)

Historic Environment (protection and conservation of built heritage features including scheduled monuments, listed buildings, conservation areas, battlefields and designed landscapes)

Protecting Resources (waste infrastructure, water, agricultural land, trees, woodland, transport facilities)

Climate (wind energy, other renewables, flooding and erosion, carbon neutrality, water efficiency)

Developer Obligations (ensuring key infrastructure requirements are provided to mitigate impacts of new development)

These broad headings are used in the cumulative effects assessment below.

Table 1.8 Cumulative Effects of the Preferred Options

Policy Options	Business Development TC	Rural Development	Allocations in LDP 2016	Housing	Placemaking	Natural Environment	Historic Environment	Protecting policies	Climate	Developer Obligations	Cumulative Effects	Comment
Air	-	-	-	-	+	+	0	+	+ / -	+	+ / -	<p>Air: There are no AQMA in Aberdeenshire. There are however increasing traffic and air quality problems in Inverurie, Mintlaw, Peterhead, Stonehaven and Westhill. Without improved infrastructure improvements additional housing proposed for Aberdeenshire is likely to create incremental air quality hotspots in these towns through time-crowding effects. In the longer term, improvement of transport facilities can encourage more development and more vehicles on the roads leading to future air quality issues through time lag. Depending on the timing of the developments, there is the possibility that dust nuisance will be generated by several developments could lead to elevated levels of particulate matter. However, from the safeguards provided in policies and way development will be phased, it does not seem that the effects are likely to be significant through space crowding effects. Most of the developments will take place away from the local development plan boundary; there is therefore no possibility of cross-boundary effects. Synergistic effects of developments on air quality are unlikely. Again it is not considered that there will be a significant and indirect air pollution issues for Aberdeenshire arising from the deposition of air pollutants on other receptors. If the proposed transport improvements do not go ahead, small additional traffic pressures will act cumulatively in the long-term to increase overall emissions of air pollutants through nibbling effects in Aberdeenshire towns mentioned.</p>

Water	:-	:-	:-	-	+	+/-	0	+	+/-	+	+ / - -	<p>Water: The development actions under proposals for business and housing development including all allocations within the proposed LDP 2016 and Rural Development will affect how much water is abstracted and used. Developments under the current LDP 2012 are supported by agreements reached with SNH, SEPA and Scottish Water under the LDP. Giving the continuous nature of house building under the current and the proposed plan, there is a likelihood of incremental burden for water resources, through time-crowding effects if water technologies and efficiency techniques are not used substantially. Increased requirement for water abstraction will lead to adverse effects on River Dee as well as protected species through time lag effects. The reasons given for time lag effects are still relevant to space crowding effects. Most of the developments in Aberdeen Housing Market Area will take place away from the LDP boundary; there is therefore the possibility of cross-boundary effects. The long-term survival Aberdeenshire depends on the health of its built and natural environment. Water resources could be over-exploited if a combination of measures is not in place to tackle it. For this reason, synergistic effects of developments on water are likely. The essence of this proposed LDP is to promote development while addressing climate change, green network issues as well as safeguarding resources. It is therefore not envisaged that unsustainable planning will be allowed to affect our water environment causing secondary, induced or indirect effects on this receptor. The implementation of the LDP will not permit incremental adverse effects on the water environment to go without appropriate mitigation measures. It promotes housing developments and most development is around or in towns. Nutrient loading from agricultural activities will not be an outcome of this plan. It is therefore not envisaged that nibbling effects are likely.</p> <p>The scale of development envisaged is so large that the LDP is likely to have long-term implication for water abstraction, water pollution; run-offs, localised flooding and morphology depending on how the LDP is implemented. Although the LDP promotes water efficiency technologies, the scale of water efficiency technologies envisaged may not be able to compensate for the volume and quality of water resources needed to support the allocations. Overall, Business Development, Rural Development, Allocations in the LDP 2016 are likely to have significant negative effects on water in Aberdeenshire. Housing proposals will have minor effects. While for Climate change, natural environment, developer obligations and safeguarding resources options, the effect are likely to be positive due partly to water saving technologies, the necessity of abstracting water from the Dee to meeting the growing housing needs reflects mixed assessment.</p>
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Soil	--	--	--	-	+/-	+/-	0	+/-	+/-	0	+ / --	<p>Soil: Continuous housing activities over the life of the LDP that support employment land phased over these years is likely to cause repetitive development activities affecting soil compaction, loss, sealing and erosion; some of which are likely to short-term in nature. Equally, the proliferation of small wind turbine developments in Aberdeenshire could lead to significant disturbance of the soil. Moreover, given that much of the peat soils are located in local growth areas (to the south west), the effect are likely to be time-crowding effects. Despite the inclusion of safeguarding policies, the effects are likely to be significant in cumulative terms over a time lag. The reasons given for time lag effects are still relevant to space crowding effects. But also, large scale infrastructure needed to accommodate the housing numbers is likely to compound soil sealing effects much the same way as increased small wind turbine construction will exacerbate the effects of the LDP on soil. Most of the developments will take place within the LDP away boundary; there is therefore no possibility of cross-boundary effects. It is envisaged that any short-term soil sealing, compaction and loss in places will combine with loss of peat soils elsewhere and soil disturbance from wind turbines to lead to significant adverse effects on Aberdeenshire soils. Appropriate safeguards should be put in place to safeguard sites of geodiversity interest. For these reasons, synergistic effects of developments on soil are likely. Incremental sealing, erosion, compaction and disturbance through continuous development activities in the next 25 years could cause nibbling effects even with safeguards. From our assessment, the scale of development envisaged is large scale.</p> <p>Overall, Business Development (including employment and retail), Rural Development, housing and Allocations in the LDP 2016 are likely to have significant negative effects on soil in Aberdeenshire. For Climate change, natural environment, safeguarding resources options, the effect are likely to be mixed for the reasons related to soil disturbance.</p>
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Biodiversity	:	:	:	0	+	++	0	++	+	0	+	0	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	Biodiversity: The Business Development, Rural Development and Allocations in the LDP 2016 are likely to affect biodiversity through land take, habitat fragmentation, disturbance to species, and habitat loss through time-crowding effects since the developments are phased to continue over the life of the plan. There is also the possibility that there will be long delays for the land taken for development to affect other uses of land say for agricultural purposes. Positively, reference to green networks within the plan aims, natural environment and open space policies, and the possibility of enhancing poor bio-diverse land through future improvements is likely to improve biodiversity through time lag . Developments taking place in the land which was otherwise undeveloped could face recreational pressure from people and thereby causing disturbance to protected species. This is a space crowding effect . Most of the developments will take place within the LDP plan boundary; but because of the mobile nature of birds, any climate change options that include some wind energy projects could have cross-boundary effects on neighbouring areas like the Cairngorms. While adverse synergistic effects of developments on biodiversity are likely, the combined effects of improving biodiversity through urban landscape, structure planting and improving the quality of poor bio diverse land can have positive synergistic effects. While increased recreational activity will arise from tourism promotion, development of houses in the natural environment will indirectly increase the prospects of recreational activity likely to cause disturbance to protected species if safeguards are not in place. Piece meal allocations in the local growth areas could compound over time to have a nibbling effect on biodiversity. The scale of development envisaged in the LDP over time is likely to have long-term implication for biodiversity in terms land take, use good class agricultural land, habitat fragmentation, disturbance to species through increased recreational use and habitat loss. On the plus side, the fact that species-and-habitat-poor bio-diverse land (such as agricultural land) can be enhanced through development makes some positive effects possible. The scoring reflects our reasoning. Overall, Business Development, Rural Development and Allocations in the LDP 2016 are likely to have significant negative effects on biodiversity in Aberdeenshire. Housing proposals will have negligible effect. For natural environment, and safeguarding resources options the effects are likely to be significantly positive while placemaking, climate change and related policies and supplementary guidance are likely to have mixed effects.
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Climatic Factors	-	-	-	-	+/-	++	0	+	+/-	0	+/-	<p>Climatic Factors: Already the footprint of Aberdeenshire is among the highest in Scotland through high consumption of fossil fuel from travel and domestic consumption of energy, particularly for the housing stock. Housing development within and beyond the life of the proposed plan is likely to have negative time-crowding effects. There is the need for developments in local growth areas to avoid peat soil; otherwise there are likely long-term adverse effects on climate change. Proposed improvement of transport facilities will in the long run increase travel, affect fossil fuel consumption and thereby adversely affect climate through time lag. Similarly, there is a time lag between development on peat soils and the change in climate. High density and mixed developments reduces the need to travel long distances. On the other hand if people's travel habit between Aberdeenshire and to work in the City remains unchanged fuel consumption through travel will persist. Thus in terms of space crowding, the effects are likely to be mixed. If the allocations proposed in LDP 2016 can be accommodated, significant space crowding effects are likely. Most of the developments will take place within the LDP boundary; but the effects of climate change transcend regional and national boundaries and for this matter some cross-boundary effects are possible. The effects of the plan from different perspectives are likely to have positive synergistic effects. For example, provision of green networks, woodlands, biodiversity, safeguarding resources and climate change, policy on flooding and erosion, wind energy, other renewables, carbon neutrality, water efficiency are likely to be significantly positive. On the other hand energy consumption through increased travel is likely to have adverse synergistic effects. Indirectly housing development will induce more energy consumption. And the combined effects of energy use in new houses and the existing housing stock (no matter how efficient they are) can accumulate to large impacts for climate. The fact that although a large proportion of house building takes place in the strategic growth areas, allowance is given for some developments in local growth areas. First, Business Development (including employment and retail development), Rural Development, Housing, Allocations in the LDP 2016 are likely to have negative implications for this receptor. Natural environment, safeguarding resources options and climate change and related policies and supplementary guidance, on the other hand, are likely to have mixed effects for this receptor in the long-run. Protective policies do not necessarily neutralise climate change issues, through neutralising effects since some aspects of that provision (such as quarrying) has air quality issues inherent in it. Overall, Business Development (including employment and retail development), Rural Development, Housing, Allocations in the LDP 2016 are likely to have negative effects on climate in Aberdeenshire. Housing proposals will have minor effects. For</p>
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Cultural Heritage	-	-	-	0	+	+	++	+	0	0	++ / -	Cultural Heritage: The developments are proposed along the transport corridors and around towns in Aberdeenshire. Since historic remains are more likely to be concentrated in built environment than the natural environment, it is possible that some negative effects on the historic environment are likely. Although large scale housing will take place within the life of the plan, the protection for built features in the historic environment policies and the fact the fewer developments will take place outside the settlements means that the LDP is unlikely to have significantly negative effect on this receptor through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. The effects of the LDP in relation to context, pattern of past historic use and associations of the historic environment, and the context or setting in which they sit, and the patterns of past use, in landscapes and within the soil (archaeology), and also in our towns, villages and streets are likely to be negative. Positively green networks will enable people to experience the historic environment.
Landscape	:	:	:	-	+	++	0	++	+/-	0	++ / - -	Landscape: The Business Development, Rural Development, Housing and Allocations in the LDP 2016 are likely to affect land form, land use and land cover, water; forests, woodlands and trees; agriculture; relationship between land form and land use; buildings and structures in the landscape; urban landscape/settlement pattern; linear and/or point features, openness, scale, colour, texture, visual diversity, line, pattern, movement, solitude, naturalness, historical and/or cultural associations. On the other hand new forms of land cover could be created through the developments. Because of these potential improvements to the landscape; the effects in terms of time-crowding are mixed. The phasing of the developments over the next 25 years is likely to be cumulative in terms of time lag for how the landscape is shaped in the future. The reasons given for time lag effects are still relevant to space crowding effects . But also, large scale infrastructure needed to accommodate the housing numbers is likely to affect land form, land use and land cover in Aberdeenshire. Most of the developments will take place within Aberdeen Housing Market which is close to Aberdeen City. There is therefore a possibility of cross-boundary effects on the City. If safeguards are not in place, loss of landscape features will lead to potential adverse effects for Aberdeenshire landscape in terms of synergistic effects . Continuous development activities in the next 25 years could cause nibbling effects unless safeguards are place. The developments proposed in the LDP are proposed along the transport corridors and in Aberdeenshire towns. It is therefore possible that some developments are likely to have negative effects on the landscape. On the plus side, the possibility that areas of poor landscape quality can be enhanced through development and structure planting makes it possible to have some positive effects. The assessment reflects our overall mixed assessment.

Material Assets	+ + / - -	+ + / - -	+ + / - -	+ / -	+	+ / -	+	+	+ / -	+	+ + / - -	<p>Material asset: The Business Development (including employment and retail), Rural Development, Housing and Allocations in the LDP 2016 are likely to affect the acquisition of new assets and improvement of the existing infrastructure. New housing, employment land, infrastructure and sustainable mixed communities provide the scope for creation of fixed assets. The use of natural and material assets, promoting waste minimisation, recycling and composting is encouraged. Development and use of the allocated employment land is also likely to have similar impacts. In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. On the other hand, developments within the context in which there are issues with waste water drainage infrastructure, potential for flooding and constraints on portable water are likely to lead to significant negative effects cumulatively. For climate change, natural environment, safeguarding resources options, the effect are likely to be mixed.</p>
Population	+	+	+ +	+ +	+	+	0	+	+	+	+ + / 0	<p>Population: Repetitive housing activities over 25 years in Aberdeenshire providing over 30,000 homes and supporting employment land phased over these years is likely to cause repetitive development activities affecting acquisition of new assets by most people living in Aberdeenshire. Business Development, Rural Development, Housing and Allocations in the LDP 2016 are likely to meet the needs of many people and enhance their quality of life. At the same time, climate change, natural environment, safeguarding resources options are likely to be positive for those who live in Aberdeenshire. In that sense it is not envisaged that there will be any adverse effects accumulating through time-crowding, time lag, and space crowding effects, synergistic and nibbling effects. The LDP is likely to have significant positive effects overall.</p>

Human health	+	++	0	+	+	+	++ / -	<p>Human health: This in part is related to air quality issues. As already mentioned under air quality, there are air emerging air quality issues some Aberdeenshire towns. The effects of large scale housing and the use of biomass has been assessed to have cumulative effect through time-crowding, time lag, space crowding effects, synergistic and nibbling effects. Since respiratory disease are related to the quality of the air breathed, there is a potential for adverse or beneficial human health effects related to how air quality improves or deteriorates. However, climate change, natural, safeguarding resources options are likely to be significantly positive for the health and wellbeing of the people of Aberdeenshire. In the long term, negative effects of traffic and biomass are likely to have adverse effects on people living around polluted towns like Westhill. For this reason the cumulative effects on air is mixed overall. There is the potential of some mixed effects arising from the LDP including exposure to high noise levels around new industries and large-scale development in progress. Positive effects will accumulate through time and space. Besides if people living in Aberdeenshire are encouraged to make use of the green networks through vigorous recreational activities, as well as walking and cycling opportunities, health issues such as obesity, high blood pressure and other cardio-vascular diseases will be reduced.</p>
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Appendix 1.9: Policy Assessment Criteria

Criteria	Sources of Data	Significant Negative Effects	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	0/?	+	++
<p>Air</p> <p>Impact on air quality?</p>	<p>2011 Air Quality Progress Report for Aberdeenshire Council http://www.aberdeenshire.gov.uk/environmental/ProgressReport_2011.pdf</p> <p><u>Summary:</u> Concentrations of NO₂ in Aberdeenshire are below air quality thresholds and there are no Air Quality Management Areas (AQMA) in Aberdeenshire.</p> <p>However, assessment of road transport routes/emissions, identified potential for breaches of AQMA thresholds in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.</p>	<p>Policy would encourage car based travel in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.</p> <p>Effects are likely to be medium/long term.</p>	<p>Policy would encourage car based travel in other locations in Aberdeenshire. Effects are likely to be medium/long term.</p> <p>Policy would result in development that would have a short term adverse effect on air quality during construction phases.</p>	<p>No impact on air quality</p>	<p>Policy would encourage the use of active and public modes of transport in locations not close to breaching the EU objective on air quality.</p>	<p>Policy would encourage the use of active and public modes of transport in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill.</p>

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
<p>Water</p> <p>Impact on water quality through pollution and/or abstraction?</p> <p>Physical impacts on a water body (i.e. through engineering works)</p> <p>Measures to enhance watercourse s?</p>	<p>Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies.</p> <p>http://www.sepa.org.uk/water/river_basin_planning/waterbody_data_sheets.aspx</p>	<p>Policy would allow development that would result in the demand for water exceeding consented capacity within the public water system</p> <p>Policy would promote/allow development that would result in the downgrading of a water body's ecological status, i.e. through pollution or physical impacts such as engineering works).</p> <p>Impacts are likely to be localised and medium/long term</p>	<p>Policy fails to require the implementation of water efficiency measures.</p> <p>Policy fails to require the use of Sustainable urban Drainage Systems (SuDS) on site for surface water drainage</p> <p>Policy supports or allows development within a flood risk area (flood risk and pollutants from development may contaminate the water in times of flood)</p> <p>Policy/project supports private water abstraction</p> <p>Policy/project supports private waste water drainage.</p> <p>Impacts are likely to be localised and medium/long term</p>	<p>Policy will have no impact on water quality</p>	<p>Policy requires the implementation of water efficiency measures.</p> <p>Policy requires SuDS on-site for surface water drainage</p> <p>Policy supports sustainable flood management measures, which could stop pollutants contaminating water during times of flood.</p> <p>Policy requires buffer strips.</p> <p>Policy avoids allocation in areas liable to flooding</p> <p>Policy encourages sustainable flood management.</p>	<p>Policy encourages the restoration of riparian habitats and/or improvement of the ecological status of water bodies</p> <p>Policy/project requires buffer strips.</p>
<p>Climatic Factors</p>		<p>Policy would encourage increased consumption of</p>	<p>Policy fails to promote reduced reliance on energy derived from fossil fuels</p>	<p>Policy does not impact on energy consumption</p>	<p>Policy promotes or requires reduced reliance on energy</p>	<p>Policy supports the displacement of energy derived from fossil fuels</p>

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact of transport on CO ₂ emissions?		energy derived from fossil fuels (e.g. though car use) Effects are likely to be medium/long term	Effects are likely to be medium/long term		derived from fossil fuels through: <ul style="list-style-type: none">• Energy efficiency measures in new buildings• The use of public transport or active modes of travel	with energy derived from renewable sources
Vulnerability to the effects of climate change? (i.e. flooding)	SEPA Flood Risk Map http://go.mappoint.net/sepa/ GGP Flooding Sites/Plains	Policy allows development in an area identified as being at medium-high risk of flooding	Policy allows development in an area identified as being at low risk of flooding Policy allows development outwith a settlement, increasing its distance from public service provision and vulnerability to climate change. Policy allows the use of non-SuDS methods of surface water drainage	No impact on vulnerability to climate change	Policy supports development in settlements and therefore close to public service provision Policy requires the use of SuDS	Policy supports sustainable flood management measures
Soil Impact on agricultural land? Impact on geodiversity?	Land Contamination Strategy http://www.aberdeenshire.gov.uk/environmental/strategy/CL_Strategy_rev_May_2010.pdf	Policy could have a detrimental impact on sites of national importance to geodiversity.	Policy allows development that could have an adverse impact on sites of local/regional importance to geodiversity Policy allows loss of prime agricultural land	Policy will have no impact on the quality of the soil.	Policy protects sites of importance to geodiversity Policy protects prime agricultural land Policy promotes the remediation of	Policy ensures the removal of Invasive Non Native Species, especially water borne ones

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact on soil quality during the construction phase? Impact on contaminated land?	Public Register of Contaminated Land http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandIndexNov11.pdf		Policy does not promote redevelopment of brownfield sites Policy allows development that will have a short term adverse impact on soil during construction phases	Policy will have no impact on the reduction of waste to landfill.	contaminated land or brownfield redevelopment Policy promotes use of recycling facilities proposed (e.g. mini recycling points)	
Impact on carbon rich soils i.e. peat	Nesbrec IHS JHI - carbon soil classifications	Policy would allow development on carbon rich soils where there is no net benefit in terms of reducing carbon dioxide emissions	Policy would allow development on carbon rich soils where the development would still have a net benefit in terms of reducing carbon dioxide emissions (i.e. some wind turbine developments)	Policy will have no impact on carbon soils	Policy protects carbon rich soils	
Biodiversity Impact on Nature Conservation Sites? Impact on wider biodiversity?	SNH Sitelink http://gateway.snh.gov.uk/sitelink/ Protected Species: http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/	Policy would undermine the conservation objectives or integrity of nature conservation designations Policy fails to support a Biodiversity Habitat Action Plan: http://www.nesbiodiversity.org.uk/publications/habactionplan.htm Policy would have a detrimental impact on	Policy would have a negative effect if: 1) it impacts on the wider biodiversity in terms of: a) significant land take and/or b) disturbance to wildlife and/or habitat. and/or c) loss of trees, woodland, hedgerows	Policy has no impact on the provision of open space or biodiversity loss	Policy supports a proportion of proposed open space being natural/wild areas. Policy enhances existing wildlife corridors Policy allows the land to be changed from agricultural/brownfield to domestic gardens	Policy promotes the creation of green networks Policy requires the linking of existing wildlife corridors

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
	Consultation with the Council's Environment Team and SNH.	habitats where protected species are likely to be present Policy would allow development in annex 1 habitats Policy that would result in the permanent fragmentation of wildlife corridor(s) Would promote/allow the loss of ancient, long established or semi-natural woodland. Effects are likely to be medium/long term.	Policy fails to support a Biodiversity Habitat Action Plan: http://www.nesbiodiversity.org.uk/publications/habactionplan.htm Effects are likely to be medium/long term		and formal open space Policy requires biodiversity enhancement Policy ensures the removal of Invasive Non Native Species, especially water borne ones	
Landscape Impact on landscape quality? Impact on greenbelt?	http://www.aberdeenshire.gov.uk/planning/plans_policies/LandscapePlanningAdvice.asp Consultation with the Council's Environment Team and/or SNH	Policy would have a significant impact on the integrity of the greenbelt Policy would result in the diminution of the distinctiveness and diversity of the landscape character of Aberdeenshire	Policy would allow the qualities of the townscape to be adversely affected by poor design, location or use of the site Policy I will have a negative impact on a key feature of the landscape character area	Policy has no impact on landscapes or townscapes	Policy would have a positive impact on the landscape/townscape through the redevelopment of degraded brownfield sites	
Material Assets	Consultation with Roads, Education etc.	Policy would result in the loss of existing assets (e.g. employment land,	Policy would result in some additional strain being	Policy does not promote the	Policy would result in new development which would have a	Policy would result in very large scale development that would have a

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact on fixed assets, i.e. affordable housing, infrastructure	<p>Scottish Water Asset Capacity search for water and waste water drainage: http://www.scottishwater.co.uk/business/our-services/new-connections/asset-capacity-search.</p> <p>2013 Draft School Roll Forecast. Use capacity as forecast for 2021.</p>	<p>harbour or disused railway lines)</p> <p>Policy would result in significant strain on existing infrastructure.</p>	placed upon existing infrastructure.	creation of new assets	<p>positive impact through provision of new housing including affordable housing, water / waste water infrastructure and transportation infrastructure.</p> <p>Any Policy which would result in woodland expansion and/or creation.</p>	<p>significant positive effect through:</p> <p>1) provision of affordable housing.</p> <p>And</p> <p>2) provision of new community facilities i.e. schools, library, healthcare, water / waste water infrastructure, transportation infrastructure</p> <p>And/or</p> <p>Any Policy that would result in significant woodland expansion and/or creation</p> <p>And/or</p> <p>Supports or creates new employment land and associated job opportunities.</p>
Impact on vacant and derelict land?			Policy supports development on Greenfield sites.	Policy has no impact.	Policy promotes redevelopment of brownfield land	
Population			Policy promotes development without	Policy makes no known contribution (e.g. employment	Offices or neighbourhood centres are proposed	Policy promotes care homes

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
Impact of housing and employment land supply?			affordable housing provision.	land, affordable housing)	in the Policy, which could house new services. Policy promotes variation in the mix of housing tenure and types, including affordable housing.	Policy results in the creation of significant numbers of new jobs or new homes Policy requires variation in the mix of housing tenure and types, including affordable housing.
Human Health Impact of development on living conditions? Impact on access to open space?	GGP - Scottish Paths Record - Core Paths	Policy would result in development on recreational open space (temporarily or permanent). Policy would result in loss of existing right of way / pathway (permanent).	Policy would result in the temporary loss of existing right of way/pathway	Policy would have no impact. Impact unknown	Policy promotes creation of open space and new pathways. Policy promotes variation in the mix of housing tenure and types, including affordable housing.	Policy requires creation of civic park. Policy promotes development in regeneration areas. Policy promotes the creation of new housing built to standards higher than current building standards. Policy results in the creation of significant numbers of new jobs or new homes Policy requires the delivery of new affordable

Criteria	Sources of Data	Significant Negative Effects --	Negative Effects -	Neutral/Unknown Effects 0/?	Positive Effects +	Significant Positive Effect ++
						housing as part of new developments.
<p>Cultural Heritage</p> <p>Impact on cultural heritage designations and listed buildings?</p> <p>Impact on archaeological sites?</p>	<p>Battlefields: http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0</p> <p>Environment Team</p>	<p>Policy would lead to the loss or complete alteration of a cultural heritage designation and/or its setting.</p> <p>(This includes listed buildings, conservation areas, Scheduled Ancient Monuments, battlefields, garden and designed landscapes)</p> <p>Effects are likely to be medium term/irreversible.</p>	<p>Policy would have a negative impact on the key features of cultural heritage designations or their wider setting. (This includes listed buildings & their setting, conservation areas, Scheduled Ancient Monuments, garden and designed landscape and archaeological sites (sites and monuments record).</p> <p>Effects are likely to be medium term/irreversible.</p>	No impact.	Policy promotes renovation/regeneration of historic buildings lying empty.	Policy supports redevelopment of buildings on the Buildings At Risk register.

Appendix 1.10: Allocation / Bid Assessment Criteria

Criteria	Sources of Data	Significant Effects	Negative Effects	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	++
Air Impact on air quality?	<p>Assessment provided by landowner/developer (i.e. proposed use and accessibility of key service centres etc)</p> <p>2011 Air Quality Progress Report for Aberdeenshire Council http://www.aberdeenshire.gov.uk/environmental/ProgressReport_2011.pdf)</p> <p><u>Summary:</u> Concentrations of NO₂ in Aberdeenshire are below air quality thresholds and there are no Air Quality Management Areas (AQMA) in Aberdeenshire.</p> <p>However, assessment of road transport routes/emissions, identified potential for breaches of AQMA thresholds in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly,</p>	<p>500+ dwellings or >20ha of employment land</p> <p>A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air pollutants) if:</p> <p>1) it will increase traffic flow in Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill. AND/OR</p> <p>2) it is for industrial use, i.e. energy generation from biomass or waste.</p> <p>Effects are likely to be medium/long term.</p> <p>(It should be noted that a mixed use development may mitigate transport related air pollution).</p>	<p>50 - 499 dwellings or 2 - 20ha of employment land</p> <p>A proposal of this scale will lead to a decrease in air quality (i.e. through increases in concentrations of air pollutants) if:</p> <p>1). it will increase traffic flow through Ellon, Banff, Peterhead, Fraserburgh, Stonehaven, Huntly, Oldmedrum and Westhill. AND/OR</p> <p>2) it is for industrial use, i.e. energy generation from biomass or waste.</p> <p>500+ dwellings or >20ha of employment land</p> <p>A proposal of this scale will lead to a decrease in air quality.</p> <p>Effects are likely to be medium/long term.</p>	<p>1-49 dwellings or <2ha of employment land</p> <p>Individual developments of this scale are unlikely to have any effects on air quality.</p>	N/A	N/A	

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	++
	Oldmedrum and Westhill.			(It should be noted that a mixed use development may mitigate transport related air pollution).			
<p>Water</p> <p>Impact on water quality through pollution and/or abstraction?</p> <p>Please note 'abstraction' only applies to sites which may require private water supplies.</p>	<p>GGP</p> <ul style="list-style-type: none"> - SEPA's waste water drainage consultation areas - Private water supplies <p>Assessment provided by landowner/developer</p> <p>Site visit</p> <p>Scotland's River Basin Management Plan' (RBMP) data sheets have info on the status of, and pressures on, specific water bodies.</p> <p>http://www.sepa.org.uk/water/river_basin_planning/waterbody_data_sheets.aspx</p> <p>http://gis.sepa.org.uk/rbmp/ Click on 'Download Data' and start your map search.</p>	<p>A proposal is likely to have a significant negative effect if:</p> <ol style="list-style-type: none"> 1) it will exceed public sewage treatment capacity <p>and</p> <ol style="list-style-type: none"> 2) a private waste drainage system is proposed/required for more than 15 houses. <p>Impacts are likely to be localised and medium/long term.</p>		<p>A proposal is likely to have a negative effect if:</p> <ol style="list-style-type: none"> 1) a private waste drainage system is proposed/required for under 15 houses. <p>and/or</p> <ol style="list-style-type: none"> 2) where private water abstraction is proposed and will impact on a water body which is identified as under pressure from abstraction (see RBMP map) <p>Impacts are likely to be localised and medium term</p>	<p>A proposal is unlikely to have any significant effects on water quality if:</p> <ol style="list-style-type: none"> 1) it is connected to a public sewer and will not exceed sewage treatment capacity. <p>and</p> <p>It does not propose private water abstraction.</p>	<p>A proposal will have a positive effect if:</p> <ol style="list-style-type: none"> 1) there is a public waste water connection with adequate capacity. <p>And</p> <ol style="list-style-type: none"> 2) a proposal with a watercourse within the site requires (policy) a buffer strip and enhancement measures to be provided. 	

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--		-	0/?	+	++
	Consultation with SEPA if watercourse within site, or in close proximity to site						
Climatic Factors Vulnerability to the effects of climate change? (i.e. flooding)	SEPA Flood Risk Map http://go.mappoint.net/sepa/ GGP Flooding Sites/Plains Assessment provided by landowner / developer to support a development option.	A proposal will have a significant negative effect if the site is within an area identified as medium/high flood risk. Impacts are likely to be localised and medium/long term		Site is within an area identified as low flood risk. Impacts are likely to be localised and medium/long term.	Site is not within an identified flood risk area	N/A	N/A
Impact of transport on CO ₂ emissions?	Assessment provided by landowner / developer to support a development option. Site Visits	500+ dwellings or 20>ha of employment land A proposal on this scale has potential to cause a significant increase in CO ₂ emissions through increased car travel.		50-499 dwellings or 2-20ha of employment land A proposal on this scale has potential to cause an increase in concentrations of CO ₂ emissions through increased car travel.	1-49 dwellings or >2ha of employment land A proposal on this scale is unlikely to have any effect on CO ₂ emissions.	N/A	N/A

Criteria	Sources of Data	Significant Effects	Negative Effects	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	+ +
		However, the connectivity of the proposed site must be taken into account when assessing impact. A mixed use proposal may also mitigate transport related emissions. Effects are likely to be medium/long term	However, the connectivity of the proposed site must be taken into account when assessing impact. A mixed use proposal may also mitigate transport related emissions. Effects are likely to be medium term.				
Soil Impact on agricultural land? Impact on soil quality during construction phase? Impact on contaminated land?	GGP - MRCS Prime Agricultural Land - Historic land use data Land Contamination Strategy http://www.aberdeenshire.gov.uk/environmentalstrategy/CL_Strategy_rev_May_2010.pdf	50+ dwellings or >2ha of employment land located on agricultural land rated Class 3.1 or above 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).	1 – 49 dwellings or <2ha of employment land located on agricultural land rated Class 3.1 or above. 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). AND	All Development 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.	Remediation of contaminated land 50 – 499 dwellings or 2 – 20ha of employment land A proposal of this scale would deliver a significant decrease in soil contaminants Effects are likely to be localised and medium/long term.	Remediation of contaminated land 500+ or >20ha of employment land A proposal of this scale would deliver a very significant decrease in soil contaminants Effects are likely to be localised and medium/long term.	

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	+ +
	Public Register of Contaminated Land http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandIndexNov11.pdf	Impacts are likely to be localised and medium/long term		Impacts are likely to be localised and medium/long term.			
Impact on carbon rich soils, i.e. peat	GGP - JHI soils data	Proposals on soils of carbon classification 5 or 6 would have a significant negative effect on the soil and, through disturbance of stored carbon, greenhouse gas emissions.		Proposals on soils of carbon classification 3 or 4 would have a significant negative effect on the soil and, through disturbance of stored carbon, greenhouse gas emissions.			
Biodiversity Impact on Nature Conservation Sites?	GGP - Local Nature Conservation Areas - SAC/SPA's - SSSI's etc SNH Sitelink http://gateway.snh.gov.uk/sitelink/	Proposal would have a significant negative effect if: 1) it would result in the partial loss or alteration of a European, National or Local nature conservation designation. and/or		Proposal would have a negative effect if: 1) it impacts on the wider biodiversity in terms of: a) significant land take and/or	Proposal would have a neutral effect if: 1) it is of a scale or in a location which is unlikely to negatively affect a nature conservation site or wider biodiversity.	The proposal would have a positive effect if proposes to 1) to conserve, protect and/or enhance significant species/habitat. 2) maintain or enhance existing habitat connectivity (i.e. green networks)	N/A

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	++
	<p>Protected Species: http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/protected-species-az/</p> <p>Assessment provided by landowner/developer</p> <p>Consultation with the Council's Environment Team and SNH.</p>	<p>2) it would have a negative impact on a Protected Species.</p> <p>Effects are likely to be long term.</p>		<p>b) fragmentation of habitat networks / corridors and/or</p> <p>c) disturbance to wildlife and/or habitat. and/or</p> <p>d) loss of trees, woodland, hedgerows</p> <p>Effects are likely to be long term.</p>		and/or create new connections.	
Landscape	<p>GGP</p> <ul style="list-style-type: none"> - SNH Landscape Character Assessments <p>http://www.aberdeenshire.gov.uk/planning/plans_policies/LandscapePlanningAdvice.asp</p>	<p>Proposal will have a significant impact on the key features and overall composition/quality of a landscape character area</p> <p>Or</p> <p>Proposal will have a negative impact on a</p>		<p>Proposal will have a negative impact on a key feature of the landscape character area</p> <p>and/or</p> <p>The proposal will have a negative impact on</p>	The proposal is of a scale or in a location which is unlikely to have any effects on landscape quality.	The proposal incorporates the redevelopment of degraded brownfield land.	N/A

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	++
	<p>Assessment provided by landowner / developer to support a development option.</p> <p>Site visit</p> <p>Consultation with the Council's Environment Team and/or SNH</p>	<p>landscape character area which is identified as 'sensitive'.</p> <p>Or</p> <p>Proposal would have a significant impact on the integrity of the greenbelt</p> <p>Effects are likely to be medium/long term.</p>		<p>the townscape / setting of the town</p> <p>Effects are likely to be medium/long term.</p>			
<p>Material Assets</p> <p>Impact on fixed assets, i.e. affordable housing, infrastructure</p>	<p>Assessment provided by landowner / developer</p> <p>Consultation with Roads, Education etc.</p> <p>Scottish Water Asset Capacity search for water and waste water drainage: http://www.scottishwater.co.uk/business/our-</p>	<p>The proposal will have significant negative effects on existing infrastructure by exceeding the capacity of one or more of the following:</p> <p>1) water/sewage network</p>		<p>The proposal will have negative effects on existing infrastructure if it is of a scale which increases the pressure on one or more of the following without being able to make sufficient developer contributions:</p> <p>1) water/sewage, network</p>	<p>Proposal will not lead to a significant increase in pressure on local infrastructure.</p>	<p><50 dwellings or < 2ha of employment land</p> <p>Proposal of this scale could have a positive effect through provision of affordable housing, water / waste water infrastructure, transportation infrastructure.</p>	<p>50+ dwellings or >2ha of employment land</p> <p>Proposal of this scale could have a significant positive effect through:</p> <p>1) provision of affordable housing.</p> <p>2) provision of new community facilities i.e.</p>

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	-	0/?	+	+ +
	services/new-connections/asset-capacity-search . 2013 Draft School Roll Forecast. Use capacity as forecast for 2021.	2) local primary/secondary school 3) local roads network (Assessment should focus on the scale of the proposal and the nature of the road, i.e. A, B or C class).		2) local primary/secondary school 3) local roads network (Assessment should focus on the scale of the proposal and the nature of the road, i.e. A, B or C class).		Any proposals which include woodland expansion and/or creation.	schools, library, healthcare, water / waste water infrastructure, transportation infrastructure would have a significant positive effect. Any proposals which include significant woodland expansion and/or creation.
Impact on vacant and derelict land?	GGP – Vacant and derelict land Assessment provided by landowner / developer	N/A		May have negative impact if site has ecological value (i.e. reverted to nature).	Site is not located in vacant or derelict land	Proposal will have a positive effect if it is located in vacant or derelict land and will contribute to its redevelopment.	N/A
Population Impact on the supply of housing land for an ageing population.	Assessment provided by landowner / developer to support a development option.	N/A			Significance of effects is uncertain if house type is unknown.	Proposal will have a positive effect it provides land specifically for care homes/village	N/A

Criteria	Sources of Data	Significant Negative Effects	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--	-	0/?	+	+ +
Human Health Impact on access to open space?	GGP - Scottish Paths Record - Core Paths Site Visit	The proposal will have a significant negative effect if: 1) the site is located on recreational open space	The proposal will have a significant negative effect if: 1) will lead to the loss of an existing right of way or core path	Development of site is unlikely to have any significant effects on existing pathways or access to open space	Development of the site will lead to improved access to existing open space (i.e. new path).	N/A
Cultural Heritage Impact on cultural heritage designations and listed buildings? Impact on archaeological sites?	OS mapping <ul style="list-style-type: none"> GGP Conservation Areas GGP Listed Buildings GGP Scheduled Ancient Monuments GGP archaeological sites and monuments record (SMR overlay) Battlefields: http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0	The proposal will have a significant negative effect if: 1) the site is located within an archaeological site and/or 2) development of this site would lead to the loss or complete alteration of a cultural heritage designation and/or its setting. (This includes listed buildings, conservation areas, Scheduled Ancient Monuments, battlefields, garden	The proposal will have a significant negative effect if: 1) it would have a negative impact on the key features of a cultural heritage designation or its wider setting. (This includes listed buildings & their setting, conservation areas, Scheduled Ancient Monuments, garden and designed landscape and archaeological sites (sites and monuments record).	Unlikely to have any effects on the historic environment.	Provides opportunity to enhance or improve access to the historic environment (i.e. reuse of vacant buildings)	N/A

Criteria	Sources of Data	Significant Effects	Negative	Negative Effects	Neutral/Unknown Effects	Positive Effects	Significant Positive Effect
		--		-	0/?	+	++
	Site Visits	and designed landscapes)		Effects are likely to be medium term/irreversible.			
	Consultation	Effects are likely to be medium/long term.					
	Assessment provided by landowner / developer to support a development option.						

Appendix 2: Other Relevant Plans and Environmental Protection Objectives

We have explained the relevance of other relevant plans, programmes, strategies and environmental objectives the proposed ALDP 2016 in Table 2.1 below.

Table 2.1 Plans, Programmes, Strategies and Environmental Protection Objectives

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
	INTERNATIONAL	
Nature Conservation <ul style="list-style-type: none"> • The Habitats Directive 92/43/EEC • The Birds Directive 2009/147/EC • EU Biodiversity Strategy 2020 • Nature Conservation - the Ramsar Convention 	Protection of habitats and species. Protection of wild birds and their habitats. Promotes the conservation and sustainable use of biological diversity. Protection of Wetland birds.	Plan should protect identified habitats, species and wetland birds. Strategies and policies should not hinder protection, management and control of species and should support the conservation and sustainable use of biological diversity.
Waste <ul style="list-style-type: none"> • The Landfill Directive 99/31/EC • The Waste Framework Directive 2008/98/EC 	Sets framework for waste management. Consideration of the whole life cycle of landfilled waste Includes targets to reach by 2020. Aims to prevent or reduce the pollution potential and negative effects on the environment.	Plan should consider necessary infrastructure requirements in consistency with the PPS. This includes the possible identification of suitable locations for large-scale waste management facilities whilst safeguarding the natural and built environment.
Water <ul style="list-style-type: none"> • Water Framework Directive 2000/60/EC 	Protect and improve the water environment. Ensure that water quality and good ecological status of the Water Framework Directive are maintained. Safeguards the sustainable use of water systems. Supports the status of aquatic ecosystems and environments. Addresses groundwater pollution; flooding and droughts; river basin management planning.	The LDP should consider sustainable use of water and mitigate the effects of floods and droughts.
Landscape		LDP should consider all landscapes.

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> The European Landscape Convention 2000 	Promotes the protection, management and planning of all landscapes, including natural, managed, urban and peri-urban areas, and special, every day and also degraded landscapes.	
	NATIONAL	
<ul style="list-style-type: none"> The Planning (Scotland) Act 2006. 	Promotes inclusive and efficient planning system to improve community involvement, support the economy, and help it to grow in a sustainable way.	The plan should encourage the development of sustainable communities and be developed in a much more inclusive and efficient way, which includes greater community involvement and supports the economy.
<ul style="list-style-type: none"> National Planning Framework for Scotland 3 (NPF3) (2014) The Scottish Planning Policy 2014 	Aims to guide Scotland's development to 2030 and sets out strategic development priorities to support the Government's goal of sustainable economic growth.	The LDP should promote the concepts of sustainable development, community regeneration, transportation infrastructure, and other environmental issues; & ensure land required to meet the city region's needs is delivered.
Air & Climate Change <ul style="list-style-type: none"> Scottish Climate Change Delivery Plan (2009) Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) SEPA's National air quality report (2008) Towards a Low Carbon Economy for Scotland: Discussion Paper (2010) Changing Our Ways- Scotland's Climate Change Programme (2006) Tomorrow's Climate, Today's Challenge: UK Climate Change Programme (2006) 	Sets out high level measures required to meet Scotland's statutory climate change targets, to 2020 and in the long term. Provides a clear, long-term vision for improving air quality in the UK in line with the Environment Act (1995) setting out associated air quality objectives and policy options. Sets out the Scottish Government's plans to move towards a low carbon economy in Scotland. Provides information on emission levels of key pollutants and ambient air quality monitoring data Provides a national interpretation of broader climate change objectives	LDP should include measures to contribute to the reduction of greenhouse gases considering methods of adaptation, diversification and mitigation. This may include policies that: <ul style="list-style-type: none"> promote sustainable alternatives to car and reduce congestion traffic pollution; and encourage sustainable development and land use. Implementation of the LDP should not result in a deterioration of air quality. The LDP must contribute to the promotion of development which helps to reduce Scotland's carbon footprint and help meet carbon saving. The LDP

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> • Online Renewables Advice (Replaces PAN 45) for specific renewable energy technologies. 		should contribute to the delivery of the targets set in the Climate Change (Scotland) Act 2006.
<p>Heritage Design and Regeneration</p> <ul style="list-style-type: none"> • The Scottish Historic Environment Policy (SHEP 2011) • The Planning (Listed Buildings and Conservation Areas) Act 1997 • Designing Places: A Policy Statement for Scotland (2001) • Designing Streets: A Policy Statement for Scotland (2010) • People and Place: A Policy Statement for Scotland (2006) • Green Infrastructure: Design and Placemaking (2011) 	Strategy which sets out a framework for future work on the historic environment. Identifies priorities, issues and opportunities.	The LDP should support the framework to conserve and restore the historic environment.
<p>Soil and Landscape</p> <ul style="list-style-type: none"> • The Scottish Soil Framework (2009) • Scottish Landscape Forum: Scotland's Living Landscape (2007) • Scotland's Living Landscapes: Places for People (2007) 	<p>The main aim of the Framework is to promote the sustainable management and protection of soils consistent with the economic, social and environmental needs of Scotland.</p> <p>A key aspect is the protection of soil as an asset – for the future of the Scottish economy, as well as a contribution to challenges set by climate change.</p>	The LDP should promote the sustainable management of soils.
<p>Material Assets</p> <ul style="list-style-type: none"> • Firm Foundations – The Future of Housing in Scotland – A Discussion Document (2007) • Building a Better Scotland Infrastructure Investment Plan: Investing in the Future of Scotland (2005) 	<p>Sets out the Scottish Governments vision for the future of housing in Scotland:</p> <ul style="list-style-type: none"> • An increased supply of housing across all tenures, all of which is delivered on the basis of higher environmental and design standards; • More choice of housing that those on lower incomes can afford; 	The LDP will set the housing requirement for the region over a 20 year period. The spatial strategy will provide a statement of proposals as to the development and land use of land in the area considering housing numbers, types, tenure and promotion of sustainability.

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
	<ul style="list-style-type: none"> • Housing developments that contribute to the creation of sustainable, mixed communities; and • Social housing that provides better value for public expenditure. <p>Sets out the Scottish Governments intentions to improve Scotland's infrastructure. The objectives for this Infrastructure Investment Plan are to improve the:</p> <ul style="list-style-type: none"> • efficiency of how services are being delivered; • standard of our infrastructure, such as our transport network and school building estate; • business environment, promoting research and development and enabling employment and training opportunities for Scotland's workforce; • co-ordination of our infrastructure investment by geographical area and between portfolios in order to secure extra value from our existing investment and infrastructure programmes; and • co-ordination with the private sector and secure a mixed economy and mixed tenure of investment. 	<p>The LDP should consider necessary infrastructure requirements in order to achieve sustainable economic growth in the region.</p>
<p>Homes, Population and Health</p> <ul style="list-style-type: none"> • Homes Fit for the 21st Century: The Scottish Government's Strategy and Action Plan for Housing in the Next Decade 2011-2020 (2011) • All Our Futures: Planning for a Scotland with an Ageing Population (2007) • Reaching Higher- Building on the Success of Sport 21 (2007) (Scotland's Sport Strategy) 	<p>Provides a strategic approach which considers how best to respond to and plan for a Scotland with an ageing population.</p> <p>Sets out the long-term aims and objectives for sport and plans for its delivery and evaluation.</p> <p>Aims to increase and maintain the proportion of physically active people in Scotland setting out targets to 2022.</p> <p>Sets a framework which protects individuals from unfair treatment and promotes a fair and more equal society.</p>	<p>The LDP should consider the needs of an ageing population into its strategic actions.</p> <p>The LDP should increase opportunities for provision of physical activities infrastructure. The plan will consider the needs of the society in the region.</p> <p>The LDP should take account of the actions required to deliver quality greenspace to shape better places and increase quality of life for those working and living in the LDP area.</p>

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> • Firm Foundation – The Future of Housing in Scotland: A Discussion Forum • Let's Make Scotland More Active: A Strategy for Physical Activity (2003) • Equality Act 2010 • Disability Discrimination Acts 1995 and 2005 • SEPA Report: Incineration of Waste and Reported Human Health Effects • Scottish Executive <i>Reaching Higher – Building on the Success of Sport 21</i> (2007) • 'Making the Links: greenspace for a more successful and sustainable Scotland' (2009) 	<p>Sets out the key actions that are needed to ensure that greenspace delivers for people, communities and places across the whole of urban Scotland.</p>	
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> • Wildlife and Countryside Act 1981 (as amended) • The Nature Conservation (Scotland) Act 2004 • Wildlife and Natural Environment (Scotland) (Act) 2011 (e.g. in tackling invasive non-native species) • Protection of Badgers Act 1992 as amended • 2020 Challenge for Scotland's Biodiversity (2013) (which along with 2004 document comprises the Scottish Biodiversity Strategy) • Scotland's Biodiversity: It's in Your Hands. A strategy for the conservation and enhancement of biodiversity in Scotland (2004) 	<p>Gives protection to wildlife and countryside from disturbance, injury intentional destruction or sale. Duties are placed on public bodies to further the conservation of biodiversity and sets out measures to protect and enhance the biological and geological natural heritage of Scotland. Protects individual sites and promotes conservation on a broader scale. Aims to halt loss and reverse decline of species and habitats. Specific measures set out how to Includes measures for designated sites, habitats and species. Promotes good management of landscapes. Provides policy direction for decisions on woodland removal in Scotland.</p>	<p>The LDP should avoid disturbance to wildlife and the countryside through the implementation of the plan. The LDP should restore, maintain, conserve, promote and protect biodiversity, habitats and species. The LDP should aim to assist with the target of increasing forest cover and prevention of removal of woodland. The LDP should complement the suite of forestry sector plans that together aim to increase woodland coverage and deliver a range of benefits through sustainable planting and land management.</p>

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> • The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) • The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 • Scottish Landscape Forum' (2007) Scotland's living landscapes • State of Scotland's Green Space 2009 • UK Biodiversity Action Plan 1994 • Scottish Government's Policy on Control of Woodland Removal • Scottish Forestry Strategy 2006 	<p>Protect and expand Scotland's forests and woodlands and increase their value to society and the environment.</p> <p>Protect badgers</p>	
<p>Water</p> <ul style="list-style-type: none"> • Water Environment (Controlled Activities) (Scotland) Regulations 2011 (as amended) • Water Environment and Water Services (Scotland) Act (WEWS) 2003 • The Flood Risk Management (Scotland) Act 2009 • River Basin Management Plan for Scotland (2009) • Scottish Water Strategic Asset & Capacity Development Plan (2009) • SEPA Groundwater Protection Policy for Scotland v3: Environmental Policy 19 (2009) • Action Programme for Nitrate Vulnerable Zones (Scotland) Regulations 2008 • Our Seas – a shared resource. High Level Marine Objectives (2009) • Marine (Scotland) Act 2010 • SEPA Indicative Flood Map (2014) 	<p>Protects the water environment that integrates the control of pollution, abstractions, dams and engineering activities in the water environment.</p> <p>Ensures that all human activity that can have a harmful impact on water is controlled.</p> <p>Creates a framework in which organisations involved in flood risk management can coordinate actions to deliver sustainable and modern approaches to flood risk management.</p> <p>Details the strategy for River Basin Management Planning in Scotland.</p> <p>Provides a description of Scottish Waters processes and systems for calculating capacity available, at the 1981 waste water treatment works (WWTW) and 294 water treatment works (WTW) serving Scotland.</p> <p>Provides an estimate at the national scale of areas at risk from river and coastal flooding (areas with a 0.5% (1 in 200) or greater probability of being flooded in any given year) and is to be used as a strategic flood management tool.</p>	<p>The plan should not promote development that would have adverse impacts on the water environment or risk failure of water bodies not achieving at least good ecological status by 2015.</p> <p>The LDP should not create flood risks (from the sea or rivers) and should actively promote sustainable flood risk management without conflicting with river basin management plans.</p>

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> SEPA Indicative Flood Map (2006) Improving the Quality of the Scotland's water Environment 	<p>Aims to provide a sustainable future for Scotland's groundwater resources by protecting legitimate uses of groundwater.</p> <p>Establishes revised action programmes for nitrate vulnerable zones which aim to reduce water pollution caused by nitrates from agricultural sources and prevent further pollution.</p> <p>Expresses outcomes for the UK marine area and underpins the development of the joint Marine Policy Statement (MPS) (due for completion by 2011) and will guide development of national and regional marine plans.</p> <p>Provides a framework which will help balance competing demands on Scotland's seas and introduces duties for sustainable development, protection and enhancement of marine areas, mitigation of and adaptation to climate change, marine planning and conservation and measures to encourage economic investment.</p>	
<p>Waste</p> <ul style="list-style-type: none"> Scotland's Zero Waste Plan (2010) 	<p>The plan outlines Scotland's key objectives in relation to waste prevention, recycling and reducing the amount of waste sent to landfill on the journey to a Zero Waste Scotland. The plan proposes targets for Scotland's waste and delivering these targets will be supported by the land-use planning system.</p> <p>Provides a vision for Scotland where all waste is seen as a resource; Waste is minimised; valuable resources are not disposed of in landfills, and most waste is sorted, leaving only limited amounts to be treated.</p>	<p>LDP should support measures to manage waste in the LDP area.</p>
	REGIONAL	
Cross Sectoral		

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> Aberdeen City and Shire Strategic Development Plan 2014 Regional Transport Strategy 2021 (RTS) (2008) 'Building on Energy Delivering the Vision for 2025' - The Economic Action Plan for Aberdeen City and Shire (2008) 	<p>Guides the development of the Aberdeen City and Aberdeenshire region for the next 25 years. Sets the strategic context for Aberdeen and Aberdeenshire Councils Local Development Plans which in turn set the framework for land use development.</p> <p>Sets out what needs to happen over the period to 2021 to provide a transport system that ensures continued economic growth, improves accessibility and protects the environment and our quality of life in Aberdeen City and Shire.</p> <p>Sets out a 5 year life plan identifying actions to be undertaken towards the longer term economic ambitions for Aberdeen City and Shire.</p>	<p>The LDP should be compatible with the existing structure plan.</p> <p>LDP should seek to integrate with and complement the aims of the RTS in relation to reducing congestion, improving human health, tackling climate change and provision of public transport to reduce dependency on cars.</p> <p>The LDP should support sustainable economic growth.</p>
<p>Nature Conservation & Biodiversity</p> <ul style="list-style-type: none"> North East Scotland Local Biodiversity Action Plan (2000) Forest and Woodland Strategy for Aberdeenshire and Aberdeen (2005) 	<p>Ensures the protection and enhancement of the biodiversity in the north east through the development of effective, local, working partnerships;</p> <p>Ensure that national targets for species and habitats, as specified in the UK Action Plan, are translated into effective local action.</p> <p>Provides a framework for woodland development and management.</p>	<p>The LDP should promote and protect biodiversity. The spatial strategy should not result in conflict with forest and woodland priorities.</p>
<p>Population & Human Health</p> <ul style="list-style-type: none"> Core Paths and Access Strategies for Aberdeen City Council and Aberdeenshire Council Land Reform (Scotland) Act 2003 	<p>Core Paths Plans and Access Strategies look to promote themes of:</p> <ul style="list-style-type: none"> Green spaces Human health and well being Accessibility Inclusion Biodiversity 	<p>LDP should contribute towards improving the health and wellbeing of the LDP area by promoting core paths and accessibility to the countryside and green places.</p>
<p>Waste and air</p>		

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> Scotland's Zero Waste Plan Aberdeen City Waste Strategy 2010-2025 Aberdeen City Air Quality Action Plan 2011 	See above. The Zero Waste Plan revoked the Area Waste Plans.	The LDP should promote the aims of the waste hierarchy and may identify new and emerging regional waste facilities. It must ensure that those waste-management facilities can be delivered in a sustainable manner and effects on surrounding communities, the environment and transportation systems are minimised as much as practicable.
Water <ul style="list-style-type: none"> River Dee Catchment Management Plan (2007) North East Scotland Area Management Plan (2010) 	<ul style="list-style-type: none"> Records the current state of the Dee catchment, including water quality, the type and extent of habitats and species in the catchment, and important land management activities. Identifies key issues and puts forward potential solutions through a series of actions. 	The Plan should contribute to delivering the actions proposed in the Catchment Management Plan. The LDP should not adversely impact on the water environment covered by the area management plans.
	LOCAL	
Air and Climate <ul style="list-style-type: none"> Aberdeenshire Council Climate Change Action Plan 2011 – 2015 Aberdeenshire Air Quality Reports 2011 	Outlines projects to achieve carbon reduction targets. Ensure air quality is below EU and Scottish objectives	The LDP should work towards the Councils aim to become carbon neutral. The LDP should avoid air pollution.
Soil <ul style="list-style-type: none"> Aberdeenshire Council Contaminated Land Strategy 2011 	The way in which potentially contaminated land is dealt with; how it is identified, inspected, risk assessed, and how /when remedial works are carried out.	The LDP should seek to redevelopment contaminated sites and avoid increasing the number of potentially contaminated sites unnecessarily.
Access, Open Space and Landscape <ul style="list-style-type: none"> Aberdeenshire Core Paths Plan 2013 Aberdeenshire Council Parks and Public Open Spaces Strategy 2010 	Provides the basic framework of paths to meet communities' needs (welcoming, well signed, and well maintained) while minimizing any potential conflict with land management.	The LDP should support core paths, and ensure development does not adversely affect core paths. The LDP should ensure the strategy is incorporated.

Name of PPS / Environmental protection objective	Main requirements of the PPS	Relationship with PPS
<ul style="list-style-type: none"> • South and Central Aberdeenshire LCA (1998) • Banff and Buchan LCA (1997) 	<p>The strategy sets standards for open space, and hierarchies for open space. The document is based on an audit of existing open space</p>	
<p>Waste</p> <ul style="list-style-type: none"> • Aberdeenshire Council Integrated Sustainable Waste Management Strategy 	<p>Sets out the Strategy for waste, promoting waste prevention and encouraging households and businesses to Reduce, Reuse and recover.</p>	<p>The LDP should support the framework for waste, and identify sites for waste usage (i.e. recycling centre, waste transfer) where required.</p>
<p>Community Planning</p> <ul style="list-style-type: none"> • Community Plans (by Area) 	<p>Identifies actions and priorities for the local area, some of which are relevant for planning. There are 5 priorities: alcohol & other drugs, children have the best start in life, older people and community care, supporting communities and volunteering, and transport.</p>	<p>The LDP should support community plans.</p>
<p>Historic Environment</p> <ul style="list-style-type: none"> • Aberdeenshire Council Historic Environment Strategy 	<p>Strategy which sets out a framework for future work on the historic environment. Identifies priorities, issues and opportunities.</p>	<p>The LDP should support the framework to conserve and restore the historic environment.</p>
<p>Housing</p> <ul style="list-style-type: none"> • Aberdeenshire Local Housing Strategy 2012-2017 	<p>Provides the strategic direction to tackle housing need and demand and to inform the future investment in housing and related services across the local authority area</p>	<p>The LDP should contribute to delivering Aberdeenshire's LHS in terms of provision of land, need, tenure, affordability, location, and reducing deprivation.</p>

Appendix 3: Baseline

Appendix 3.1: SEA Topic: Climatic Factors

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Natural Resources Consumption (footprint)	<p>Aberdeenshire's annual global footprint - in global hectares per person (gha/p)</p> <p>Total: 5.60gha/p Energy Consumption: 1.09gha/p (19%) Food and drink: 1.11gha/p (20%) Land Travel: 0.74ha/p (13%) Other (Government, capital investment, holiday activities, consumables, services and sports), 2.7gha/p (48%)</p>	<p>Aberdeen City's annual global footprint:</p> <p>Total: 5.73gha/per Energy and Consumption: 1.14gha (20%) Food and Drink 1.07gha/p (19%) Land Travel: 0.81ha/p (14%) Other: 2.7gha/p (48%)</p> <p>Scotland's annual global footprint: Total: 5.37gha/per</p>	<p>Both Aberdeenshire and Aberdeen City's global footprint is higher than the Scottish average.</p> <p>The main contributors to the NE's global footprint are energy consumption, food and drink and land travel.</p>	<p>Energy is the largest contributor to Aberdeenshire's Global Footprint and indicates high energy consumption associated with domestic fuels like gas, oil, electricity and other fuels.</p> <p>Sustainable transport is a key issue in Aberdeenshire, as transport contributes 13% to Aberdeenshire's total global footprint.</p> <p>The North East's Global Footprint Project identified transport, the Built Environment and Energy as areas in which global footprint reductions could be achieved.</p>	<p>North East Global Footprint Project http://www.scotlandsfootprint.org/tthe-project/north-east.php</p> <p>Aberdeen City Council and Aberdeenshire Council (2006) Scotland's Global Footprint Project – Reduction Report for North East Scotland Global Footprint Project, Joint Global Footprint Co-ordinator, Aberdeen City Council</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Total CO ₂ emissions (kt)	Aberdeenshire 2007 - 2,391.21 2008 - 2,518.62 2009 - 2,335.33 2010 - 2,344.17	Aberdeen City 2007 - 1,772.72 2008 - 1,761.38 2009 - 1,583.95 2010 - 1,660.35	Rising falling and rising in both the City and the Shire	Increased travel, inefficient old housing stock and more housing account for this	DECC Data dated 23/08/2012
Per Capita CO ₂ emissions (kt)	Aberdeenshire 2007 - 10.0 2008 - 10.4 2009 - 9.6 2010 - 9.5	Aberdeen City 2007 - 8.5 2008 - 8.4 2009 - 7.4 2010 - 7.6	Rising by 2008 and falling since 2008 in the Shire.	Increased travel, inefficient old housing stock and more housing account for this	DECC Data dated 23/08/2012
Industry and Commercial CO ₂ emissions (kt)	Aberdeenshire 2007 - 841.39 2008 - 840.24 2009 - 745.63 2010 - 791.33	Aberdeen City 2007 - 868.99 2008 - 846.45 2009 - 692.34 2010 - 666.04	No consistent fall in the City and the Shire		DECC Data dated 23/08/2012
Domestic CO ₂ emissions (kt)	Aberdeenshire 2007 - 762.63 2008 - 765.92 2009 - 711.89 2010 - 770.13	Aberdeen City 2007 - 580.98 2008 - 582.17 2009 - 519.86 2010 - 552.38	There is a roller-coaster movement in domestic CO ₂ emissions in the City and the Shire	inefficient old housing stock and domestic energy demand account for this	DECC Data dated 23/08/2012
Road Transport CO ₂ emissions (kt)	Aberdeenshire 2007 - 674.39 2008 - 647.82 2009 - 622.64 2010 - 622.62	Aberdeen City 2007 - 327.85 2008 - 317.79 2009 - 298.78 2010 - 298.88	There appears to be a slight improvement in Road Transport emissions	Increased travel by accounts for this	DECC Data dated 23/08/2012

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
LULUCF* CO ₂ emissions (kt)	Aberdeenshire 2007 - 85.19 2008 - 258.44 2009 - 308.47 2010 - 285.38	Aberdeen City 2007 - 22.49 2008 - 21.18 2009 - 19.67 2010 - 17.76	There is a roller-coaster movement in LULUCF CO ₂ emissions in the Shire compared with the City where there is a slight improvement	This depends on the way we use our land and Forest resources	DECC Data dated 23/08/2012 *LULUCF - Land Use, Land Use Change and Forestry
Properties at risk within inland and coastal areas	Aberdeenshire 2,219 inland floodplain 1,743 coastal (below 5m OD)	Aberdeen City: 309 inland floodplain 571 coastal (below 5m OD) Scotland: 77,191 inland floodplain 93,830 coastal (below 5m OD) Compared with the rest of Scotland, far fewer properties in Aberdeen and Aberdeenshire are at significant risk from flooding.	The impact of climate change and flooding in the North East is unpredictable. However there may be increased duration and frequency of storms and rising sea levels. Weather throughout the year is predicted to change resulting in longer wetter winters and shorter drier summers with implications for flooding.	There may be an increasing need to implement flood defence systems.	Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf
Potential Vulnerable Area (PVA) to flooding No. of Area	Aberdeenshire 18 Areas/Catchments including Banff Coastal around Banff, River Deveron around Huntly, and Turriff, Buchan Coastal around Ellon, Peterhead, Fraserburgh	Aberdeen City: 9 areas/catchments including Buchan Coastal (Bridge of Don), Aberdeen North Coastal (Seaton), River Don (Danestone), River Don (Dyce), Aberdeen South Central	No trend	This areas and issues have to be taken into account and allocating land for development and imposing constraints	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	and Newmachar; River Ythan around Ellon, and Methlick; River Don around Strathdon, Port Elphinstone/Kintore/Inverurie; River Dee around Ballater, Westhill and Aboyne; Kincardine and Angus Coastal around Stonehaven	(Kincorth), Aberdeen South Central (Rosemount), River Dee (Cults), River Dee (Peterculter)			See Appendix 3.12
Estimated Weighted Annual Average damages within PVA	Aberdeenshire <ul style="list-style-type: none"> 2011 - £17,080,000.00 	Aberdeen City <ul style="list-style-type: none"> 2011- £22,390,000.00 	No trend	Cost implication for developing areas at risk from flooding must be taken into account and allocating land for development and imposing constraints	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Total Area (Km 2) in PVA	Aberdeenshire <ul style="list-style-type: none"> 2011- 529 	Aberdeen City <ul style="list-style-type: none"> 2011 - 344 	No trend	It has implications for land allocation and development	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Residential Properties in PVA	Aberdeenshire <ul style="list-style-type: none"> 2011- 1820 	Aberdeen City <ul style="list-style-type: none"> 2011- 1943 	No trend	It has implications for land allocation and development	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6:</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
					<i>Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Non-Residential Properties in PVA	Aberdeenshire <ul style="list-style-type: none"> • 2011- 272 	Aberdeen City <ul style="list-style-type: none"> • 2011- 375 	No trend	It has implications for land allocation and development	SEPA (2011) <i>Flood Risk Management (Scotland) Act 2009: Flooding in Scotland – A Consultation on Potentially Vulnerable Areas and Local Plan Districts- Appendix 6: Aberdeenshire and Aberdeen City.</i> Edinburgh: SEPA
Working from home (ALDP 01 Bus 3) (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 – 4 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 4 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No trend discernible	This is likely to have positive effect on climatic factors	Aberdeenshire Council Monitoring Statement
Wind Farms and Medium to large wind turbines ALDP SG RD2 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 14 • 10/12- 06/13 – 135 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 8 • 10/12- 06/13 - 77 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 6 • 10/12- 06/13 - 58 	No data	Number of applications have increased	More wind farms are likely to have positive effects for climatic factors although there are potential negative effects for landscape and soil	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Carbon neutrality in new development ALDP SG LSD 11 (LDP 2012)	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 -7 • 10/12- 06/13 -104 <p>No of Approvals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 6 • 10/12- 06/13 - 87 <p>No of Refusals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 1 • 10/12- 06/13 - 17 	No data	Number of applications have increased	This is likely to have positive effects for climatic factors through efficiency savings	Aberdeenshire Council Monitoring Statement

Appendix 3.2: SEA Topic - Air

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Air Quality related Complaints and Enquiries (Number)	<p>Aberdeenshire</p> <p>Smoke</p> <ul style="list-style-type: none"> • 2006 – 69 • 2010 - 53 • 2011 – 41 <p>Grit/Dust</p> <ul style="list-style-type: none"> • 2006 – 16 • 2010 -10 • 2011 – 20 <p>Odour/Fumes</p> <ul style="list-style-type: none"> • 2006 – 126 • 2010 - 79 • 2011 – 52 <p>Vehicle emissions</p> <ul style="list-style-type: none"> • 2006 - 0 • 2010 – 0 • 2010 - 1 	<p>Aberdeen City</p> <p>None</p>	Complaints on smoke, odour and Fume related are falling while complaints on Grit/Dust are rising in Aberdeenshire.	No data	<p>Aberdeenshire Council Air Quality Progress Reports 2007-2012</p> <p>Aberdeenshire Council Air Quality Updating Report 2012</p>
Air quality (NO2) in $\mu\text{g}/\text{m}^3$	<p>Inverurie 1-4</p> <ul style="list-style-type: none"> • 2007 – 12.0 – 35.1 • 2008 – 09.5 – 32.9 • 2009 – 11.4 – 37.5 • 2010 – 10.4 – 33.6 • 2011 – 09.1 – 34.8 <p>Mintlaw</p> <ul style="list-style-type: none"> • 2006 – 17.5 • 2007 – 21.0 • 2008 - 16.1 • 2009 – 18.9 • 2010 – No data • 2011 - No data <p>Peterhead 1-4</p> <ul style="list-style-type: none"> • 2007 – 24.1 – 28.4 • 2008 – 20.0 – 25.4 • 2009 – 23.7 – 25.0 	<p>Market Street1</p> <ul style="list-style-type: none"> • 2007 – 62.0 • 2008 – 73.0 • 2009 – 38.0 • 2010 – 44.0 • 2011 – 40.0 • 5/3/2013 - 43.1-110 <p>Union Street</p> <ul style="list-style-type: none"> • 2007 – 53.0 • 2008 – 54.0 • 2009 – 56.0 • 2010 – 59.0 • 2011 – 44.0 • 5/3/2013 - 41.2-52 <p>Anderson Drive</p> <ul style="list-style-type: none"> • 2007 – 28.0 • 2008 – 25.0 	NO2 concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean objective for NO2 at all monitoring locations. But there is little change in Aberdeen City between 2006 and 2009 but a fall between 2009 and 2011	NO2 concentrations monitored by Aberdeen City Council at Union Street and Market Street continuous monitoring sites exceed national objectives.	<p>2010 Air Quality Progress Report For Aberdeenshire Council</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2012)</p> <p>Real-Time Air Quality Monitoring in Aberdeen on 5/3/2013</p> <p>Aberdeen City Council Air Quality Progress Report 2009</p> <p>2012 Air Quality Updating and Screening Assessment for Aberdeen City Council</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	<ul style="list-style-type: none"> • 2010 – 21.7 – 27.0 • 2011 – 23.3 – 28.7 <p>Stonehaven1</p> <ul style="list-style-type: none"> • 2007 – 28.1 • 2008 – 24.9 • 2009 – 23.7 • 2010 – 26.1 • 2011 – 22.4 <p>Westhill 1-2</p> <ul style="list-style-type: none"> • 2007 – 21.5 • 2008 – 16.6 • 2009 – 18.4 • 2010 – 20.3 • 2011 – 20.9 	<ul style="list-style-type: none"> • 2009 – 24.0 • 2010 – 27.0 • 2011 – 23.0 <p>5/3/2013: 36.3-41</p> <p>Wellington Road</p> <ul style="list-style-type: none"> • 2007 – No data • 2008 – 40.0 • 2009 – 43.0 • 2010 – 52.0 • 2011 – 51.0 <p>5/3/2013: 61.3-91-9</p> <p>Errol Place</p> <ul style="list-style-type: none"> • 2007 – 23.0 • 2008 – 25.0 • 2009 – 26.0 • 2010 – 21.0 • 2011 – 23.0 <p>5/3/2013: 8.4-24.7</p> <p>king's Street</p> <ul style="list-style-type: none"> • 2007 – No data • 2008 – No data • 2009 – 32.0 • 2010 – 29.0 • 2011 – 32.0 <p>5/3/2013: 32.7-47.6</p> <p>EU annual mean limit value (40 µg/m³)</p>			
Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective)	No issues in Aberdeenshire	<p>Wellington Road AQMA</p> <ul style="list-style-type: none"> • 2010 - < 10 • 2012 - 0 • <p>Anderson Drive AQMA</p> <ul style="list-style-type: none"> • 2010 - 10-100 • 2012-2016 <10 <p>City Centre AQMA</p>	The NO2 concentrations measured by Aberdeenshire Council during the period are below the NAQS annual mean	No monitoring of NO2 in Aberdeenshire but NO2 concentrations are monitored by Aberdeen	<p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009) Council</p> <p>Aberdeen City Council Air Quality Progress Report 2010</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
(projected)		<ul style="list-style-type: none"> • 2010 - 100-1000 • 2012 - 100-1000 • 2016 - 10-100 <p>EU annual mean limit value (40 µg/m³)</p>	objective for NO ₂ at all monitoring locations. Little change in Aberdeen City between 2006 and 2013.	City Council at Union Street and Market Street. It continuous monitoring sites exceed national objectives.	
Air quality (PM ₁₀) in µg/m ³	No issues in Aberdeenshire	<p>Market Street</p> <ul style="list-style-type: none"> • 2006-2009:50 – 85 • 2009-2011:22-28 <p>Union Street</p> <ul style="list-style-type: none"> • 2006-2009:18 – 25 • 2009-2011:18-22 <p>Anderson Drive</p> <ul style="list-style-type: none"> • 2006-2009:15 – 18 • 2009-2011:24-27 <p>Wellington Road:</p> <ul style="list-style-type: none"> • 2008-2009:23- 25 • 2009-2011:22-24 <p>Errol Place</p> <ul style="list-style-type: none"> • 2006-2009:15 – 22 • 2009-2011:13-15 <p>King Street</p> <ul style="list-style-type: none"> • 2009:17 • 2009-2011:17-19 <p>2004 annual mean objective for EU 40 µg/m³ 2010 annual mean Scottish Objective - 18 µg/m³</p>	Little change in Aberdeen City between 2006 and 2013.	<p>PM₁₀ is not an issues in Aberdeenshire</p> <p>PM₁₀ concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.</p>	<p>Aberdeen City Council Air Quality Progress Report 2010</p> <p>Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Air quality (Properties exposed to PM10 concentrations above the 2010 Scottish objective)	No issues in Aberdeenshire	Wellington Road AQMA <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012 -10 -100 Anderson Drive AQMA <ul style="list-style-type: none"> • 2010 - 100-1000 • 2012-2016 - 10-100 City Centre AQMA <ul style="list-style-type: none"> • 2010 - >1000 • 2012 - >1000 • 2016 - 100-1000 2004 annual mean objective for EU - 40 µg/m ³ 2010 annual mean Scottish Objective - 18 µg/m ³	Little change in Aberdeen City between 2006 and 2009.	PM10 concentration measured by Aberdeen City Council at Market Street, Union Street and Wellington Road Exceed 2010 Scottish annual mean objective.	Aberdeen City Council Air Quality Progress Report 2010 Aberdeenshire Council Air Quality Updating and Screening Assessment (2009)

Appendix 3.3: SEA Topic - Water

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Ground water and river levels	<p>Scottish Water are currently permitted to abstract up to 145 megalitres per day (MLD) from the River Dee, however, the average amount taken is around 90MLD. It is not anticipated that this license will reduce the permitted abstraction level prior to 2014.</p> <p>Data on ground water in Scotland was not available.</p>	<p>By the 2080s, summer precipitation decreases of 10-20% under the low emissions (Global Sustainability), and 20-30% under the high-emissions World Markets scenario are predicted in the north of Scotland.</p>	<ul style="list-style-type: none"> • Rainfall levels are predicted to decline during the summer months, which may affect a rivers yield rate, but this will be less severe further north. • Rainfall in winter months is predicted to increase. • Increase in water consumption from industrial consumers and from increased residential development. • Increase in leakages from pipe infrastructure as it 'ages' however Scottish Water continue to make progress on leakage reduction. 	<p>There is a need to start reducing water abstraction by incorporating water efficient technologies into new development (industrial and domestic) in light of the predicted decrease in summer rainfall.</p>	<p>Aberdeen City (2007) State of the Environment Report http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&SID=883</p> <p>Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Quality of water bodies (Ground water)	<p>high status</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 <p>good status</p> <ul style="list-style-type: none"> • 2010: 42 • 2013: 39 <p>moderate status</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013: 0 <p>poor status</p> <ul style="list-style-type: none"> • 2010: 8 • 2013: 1 <p>bad status</p> <ul style="list-style-type: none"> • 2010: 0 • 2013: 0 	<p>high status</p> <ul style="list-style-type: none"> • 2010 - No data • 2013 - 0 <p>good status</p> <ul style="list-style-type: none"> • 2010: No data • 2013: 7 <p>moderate status</p> <ul style="list-style-type: none"> • 2010 - No data • 2013 - 0 <p>poor status</p> <ul style="list-style-type: none"> • 2010 - No data • 2013 - 0 <p>bad status</p> <ul style="list-style-type: none"> • 2010 - No data • 2013 - 0 	<p>The Water Framework Directive states that all water bodies are of good ecological status, or similar objective, by 2015.</p>	<p>It is important that development does not prevent water bodies in the LDP area achieving at least 'good' ecological status in order for the area to reach the targets.</p>	<p>SEPA (09 February 2010) Data from River Basin Management Plan for the Scotland River Basin District 2009</p> <p>Downloaded from http://gis.sepa.org.uk/rbmp/Data_Download.aspx (Accessed 11 March 2013)</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Quality of water bodies (Coastal)	<p>high status</p> <ul style="list-style-type: none"> • 2010 - 6 • 2013 - 6 <p>good status</p> <ul style="list-style-type: none"> • 2010 - 8 • 2013 - 7 <p>moderate status</p> <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 <p>poor status</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 <p>bad status</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 	<p>high status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 <p>good status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 2 	Same as above	Same as above	Same as above
Quality of water bodies (Transitional)	<p>high status</p> <ul style="list-style-type: none"> • 2010 - 4 • 2013 - 3 <p>good status</p> <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 0 <p>moderate status</p> <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 <p>poor status – 0</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 <p>bad status – 0</p> <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 	<p>high status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 <p>good status</p> <ul style="list-style-type: none"> • 2010 – no data • 2013 - 1 	Same as above	Same as above	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Quality of water bodies (Loch)	high status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 good status <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 moderate status – 0 <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 poor status – 2 <ul style="list-style-type: none"> • 2010 - 2 • 2013 - 2 bad status – 1 <ul style="list-style-type: none"> • 2010 - 1 • 2013 - 1 	No data	Same as above	Same as above	Same as above
Quality of water bodies (River)	high status <ul style="list-style-type: none"> • 2010 - 5 • 2013 - 5 good status <ul style="list-style-type: none"> • 2010 - 54 • 2013 - 52 moderate status <ul style="list-style-type: none"> • 2010 - 87 • 2013 - 87 poor status <ul style="list-style-type: none"> • 2010 - 31 • 2013 - 28 bad status <ul style="list-style-type: none"> • 2010 - 12 • 2013 - 24 	high status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 0 good status <ul style="list-style-type: none"> • 2010 - no data • 2013 - 0 moderate status <ul style="list-style-type: none"> • 2010 – no data • 2013 - 12 poor status <ul style="list-style-type: none"> • 2010: - no data • 2013: - 12 bad status <ul style="list-style-type: none"> • 2010 - 0 • 2013 - 0 	Same as above	Same as above	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
River Dee SAC - Present condition of qualifying interests dependant on water quality/quantity	<p>Atlantic Salmon – Favourable Maintained</p> <p>Freshwater Pearl Mussel – Unfavourable No Change</p> <p>Otter – Favourable Maintained</p>	<p>Atlantic Salmon – Favourable Maintained</p> <p>Freshwater Pearl Mussel – Unfavourable No Change</p> <p>Otter – Favourable Maintained</p>	No Trend	New development has the potential to put pressure on the River Dee SAC through water pollution/abstraction	<p>SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013)</p> <p>Source: <u>SNH 2009</u></p>

Appendix 3.4: SEA Topic - Soil

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Land contamination	4 statutorily identified contaminated sites	no statutorily identified contaminated sites in Aberdeen 900 potentially contaminated sites	Legal regime is in place to deal with contaminated sites therefore this position should improve in the future.	Contaminated land places financial and technological constraints on development. .	Aberdeen City Council (2001) <i>Contaminated Land Inspection Strategy</i> http://www.aberdeencity.gov.uk/web/files/Pollution/ContaminatedLandInspectionStrategy.pdf Aberdeenshire Council (2009) <i>Public Register of Contaminated Land</i> http://www.aberdeenshire.gov.uk/environmental/strategy/PublicRegisterofContaminatedLandAug2009.pdf SEPA (2009) <i>Dealing with Land Contamination in Scotland: A review of progress 2000-2008</i> http://www.sepa.org.uk/land/land_publications.aspx

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Prime agricultural land (Grades 1 to 3.1)	<p>Aberdeenshire's prime agricultural land is concentrated in central and southern Aberdeenshire. Grade 2 near Laurencekirk (approx 950ha)</p> <p>Aberdeen contains very little prime agricultural land (300ha).</p>	Net loss of Scottish agriculture land from roads, housing and industry has doubled from 588ha in 1989 to 1,402ha in 2003.	Climate change could increase the level of prime agricultural land in Scotland, however this may cause conflicts with sites of high biodiversity value, sensitive or designated sites.	<p>Potential impacts of climate may constrain prime agricultural land available in the future.</p> <p>Prime agricultural land may require further protection from development as demand for development rises and as land for food production rises.</p>	<p>Scottish Executive Statistics (2005): Economic Report on Scottish Agriculture http://www.scotland.gov.uk/Publications/2005/06/2290402/05121</p> <p>Scottish Government (2009): The Scottish Soil Framework http://www.scotland.gov.uk/Publications/2009/05/20145602/6</p>
Biodegradable Municipal waste landfilled (tonnes): LA Collected Bio-degradable MW	<p>Aberdeenshire: 2007/08 – 70,286 2008/09 – 68,355 2009/10 – 65,864 2010/11 – 68, 832</p>	<p>Aberdeen City: 2007/08 – 67,322 2008/09 – 63,333 2009/10 – 55,654 2010/11 - 49,277</p>	Exceeds , 2008/09; 2010/2011 allowance		<p>SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Municipal waste landfilled (tonnes):	Aberdeenshire: 2007/08 – 105,750 2008/09 – 101,746 2009/10 – 98,262 2010/11 - 103,771	Aberdeen City: 2007/08 – 107,658 2008/09 – 101,136 2009/10 – 90,800 2010/11 - 80,578 Scotland's Zero Waste Plan (2010) aims for a recycling and composting rate of 70% by 2020.	There was not a substantial fall in municipal waste sent to landfill in Aberdeen City compared with Aberdeenshire for a number of years until 2009/10 when Aberdeen experienced a significant fall.	There has been no substantial drop in municipal waste sent to landfill which will have cost implications for the City in terms of Landfill Tax.	Scotland's Zero Waste Plan (2010) SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste recycled (tonnes):	Aberdeenshire: 2007/08 – 38,432 2008/09 – 38,941 2009/10 – 40,614 2010/11 - 40, 578	Aberdeen City: 2007/08 – 19,527 2008/09 – 19,519 2009/10 – 19,728 2010/11 - 22, 278	The trend shows that much has to be done to substantially increase recycling rates. There is an increase in the City compared to a fall in the Shire	Human attitudes is very hard to change but education has to increase	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Municipal waste composted (tonnes):	Aberdeenshire: 2007/08 – 9,549 2008/09 – 9,684 2009/10 – 9,622 2010/11 – 9, 355	Aberdeen City: 2007/08 – 11,274 2008/09 – 11,423 2009/10 – 13,439 2010/11 - 15, 192	Composting rates has increase in the City compared to a fall recorded in the Shire over 2010/2011 figures	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Total municipal waste arising (tonnes):	Aberdeenshire: 2007/08 – 153,731 2008/09 – 150,372 2009/10 – 151,010 2010/11 - 154,167	Aberdeen City: 2007/08 – 138,459 2008/09 – 132,078 2009/10 – 123,966 2010/11 - 118,049	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
% of Total waste arising recycled	2008/09 – 25.9 2009/10 – 26.9 2010/11 - 26.3	2008/09 – 14.8 2009/10 – 15.9 2010/11 - 18.9	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
% of Total waste arising composted	2008/09 – 6.4 2009/10 – 6.4 2010/11 - 6.1	2008/09 – 8.6 2009/10 – 10.8 2010/11 - 12.9	Things are improving in the City but worsening in the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11 SEPA (2009) Waste Data Digest 10 SEPA (2009) Waste Data Digest 9
Industrial waste arisings (tonnes):	Aberdeenshire: 2009/10 – 136, 239 2010/11 - 141, 029	Aberdeen City: 2009/10 – 90, 087 2010/11 – 96, 040	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Commercial waste arisings (tonnes):	Aberdeenshire: 2009/10 – 185,054 2010/11 - 183, 859	Aberdeen City: 2009/10 – 295, 207 2010/11 – 294, 458	Things are improving slightly in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11
Construction and demolition waste arisings (tonnes):	Aberdeenshire: 2009/10 – 365, 722 2010/11 - 316, 729	Aberdeen City: 2009/10 – 82, 880 2010/11 – 51, 952	Things are worsening in the City and the Shire	Same as above	SEPA (2009) Waste Data Digest 12 SEPA (2009) Waste Data Digest 11

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Waste capacity Annual capacity (Tonnes)	North east 2007 - 3,845,306 2008 - 3,741,977 2009 - 3,500,370* 2010 - 3,516,494* * Aberdeen City and Shire total	Scotland 2007 - 39,987,613 2008 - 37,843,490 2009 - 38,022,367 2010 - 38,009,045	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports
Quantity of waste accepted (tonnes)	Northeast 2007 - 3,899,260 2008 - 1,748,964 2009 - 1,464,247* 2010 - 1,409,272* * Aberdeen City and Shire total	Scotland 2007 - 16,392,335 2008 - 17,684,064 2009 - 14,023,400 2010 - 15,966,129	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports
Landfill capacity	Northeast 2007 - 164,824 2008 - 77,067 2009 - 41,867* 2010 - 26,077*	Scotland 2007 - 518,899 2008 - 453,990 2009 - 295,895 2010 - 318,350	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports
Inert waste Landfilled	Northeast 2007 - 2,226,950 2008 - 2,597,185 2009 - 2,556,637* 2010 - 2,524,156	Scotland 2007 - 9,570,931 2008 - 10,867,340 2009 - 7,181,875 2010 - 13,609,135	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports
Inert landfill capacity	Northeast 2007 - 606,999 2008 - 552,750 2009 - 451,001** 2010 - 383,899**	Scotland 2007 - 4,894,935 2008 - 4,541,536 2009 - 4,110,480 2010 - 4,043,451	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Non hazardous landfilled Non hazardous landfill capacity	Northeast 2007 - 7,383,167 2008 - 6,782,674 2009 - 2,743,062 ** 2010 - 6,651,349 ** * Aberdeenshire data **Aberdeen City and Shire total	Scotland 2007 - 62,302,806 2008 - 70,192,059 2009 - 65,619,910 2010 - 63,977,097	No substantial change		www.sepa.org.uk/waste/waste_data/site_capacity_infrastructure/national_capacity_reports.aspx and landfill capacity reports
Peat soils	4 types of peaty soils <ul style="list-style-type: none"> • Blanket peat • Peaty podsols • Peaty gleys • Organic soils rich in peat 	With respect of the rest of Scotland Aberdeen City and Shire seem to be at the fringes of peat soils	Blanket peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty podzol is densely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Peaty gleys is sparsely distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region Organic soils rich in peat is moderately distributed to the southwest of Aberdeen City and Shire and with a few dots in the northeast of the region	Because of the relationship between peat and climate change development must be directed away from peat soils	www.macaulay.ac.uk
Soil Erosion	From Berwick to Aberdeen, the coastline is eroding,	The north of Scotland is mostly stable with little erosion, but south of Mallaig,	The coastline is predominantly eroding along the east.	Increase in soil erosion from wind and water, bad	Aberdeen City (2007) State of the Environment Report

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	<p>but is stable where there are rocky coasts or coastal defences. From Aberdeen to Inverness the coastline is largely eroding, but parts are being replenished with sand and gravel from larger rivers.</p>	<p>towards Carlisle, the coastline is predominantly eroding but stable where there are rocky coasts or coastal defences. Precipitation will be greater in the west due to the west-east precipitation gradient.</p>	<p>Autumn/Winter rainfall is predicted to increase, giving rise to winter storms and affecting runoff and (wind and water) erosion. Upland schemes such as wind farm access roads and recreation tracks (e.g. mountain biking) on steep land can increase surface water runoff and lead to significant soil loss (e.g. gullies).</p>	<p>land use practices, such as locating tracks/access roads on steep/upland areas as well as using motorised vehicles on sand dunes.</p>	<p>http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=15960&SID=883</p> <p>SEPA (2006) State of Scotland's Environment Report 2006 http://www.sepa.org.uk/science_and_research/data_and_reports/state_of_the_environment.aspx</p>
Geodiversity	<p>54 GCR sites across Aberdeenshire</p> <p>Majority GCR sites also designated as SSSIs</p>	<p>None in Aberdeen City Local Authority Area</p> <p>There are currently (June 2012) 895 GCR sites in Scotland.</p> <p>Of these, 204 (23%) have no protective Site of Special Scientific Interest (SSSI) designation status.</p> <p>The condition of notified Earth Science features (protected GCR sites) in SSSIs is monitored under Scottish Natural Heritage's (SNH's) Site Condition Monitoring (SCM) programme. Over 90% are considered to be in favourable condition.</p>	<p>No trend</p>	<p>New development has the potential to put pressure on site</p>	<p>http://jncc.defra.gov.uk/</p> <p>http://gateway.snh.gov.uk/sitelink/</p>

Appendix 3.5: SEA Topic - Biodiversity, Flora and Fauna

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
International natural heritage designations (Ramsar)	<u>Aberdeenshire</u> – sites – 3 Hectares - 1051	<u>Aberdeen City</u> site – 0 hectare - 0	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
International natural heritage designations (Special Areas of Conservation (SAC))	<u>Aberdeenshire</u> – sites – 8 Hectares – 5545	<u>Aberdeen City</u> site – 1 hectare - 155	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
International natural heritage designations (Special Protection Areas (SPA))	<u>Aberdeenshire</u> – sites – 7 Hectares - 2227	<u>Aberdeen City</u> site – 0 hectare - 0	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
National natural heritage designations - Sites of Special Scientific Interest (SSSI)	<u>Aberdeenshire</u> – sites – 69 Hectares - 15,655	<u>Aberdeen City</u> site – 5 hectare - 47	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
National natural heritage designations National Nature Reserve (NNR)	<u>Aberdeenshire</u> – sites – 2 Hectares - 1072	<u>Aberdeen City</u> site – 0 hectare - 0	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) <i>Source: SNH 2009</i>
Local natural heritage designations -	<u>Aberdeenshire</u> – sites – 79	<u>Aberdeen City</u> site – 16	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013)

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Sites of Interest of Natural Science (SINCS)					Source: SNH 2009
Local natural heritage designations Local Nature Reserve (LNR)	<u>Aberdeenshire</u> – sites – 2 Hectares - 28	<u>Aberdeen City</u> site – 4 hectare - 126	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - Scottish Wildlife Trust Reserves	<u>Aberdeenshire</u> – sites – 4 Hectares – N/A	<u>Aberdeen City</u> site – 0 hectare – N/A	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - RSPB Reserves	<u>Aberdeenshire</u> – sites – 3 Hectares – N/A	<u>Aberdeen City</u> site – 0 hectare – N/A	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - District Wildlife Site	<u>Aberdeenshire</u> – sites – 0 Hectares – N/A	<u>Aberdeen City</u> site – 70 hectare – N/A	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: SNH 2009
Local natural heritage designations - Ancient Woodland	<u>Aberdeenshire</u> – sites – 2,584 Hectares - 45,000	<u>Aberdeen City</u> site – 140 hectare – N/A	No trend	New development has the potential to put pressure on site	SNH, <i>SNHi</i> http://gateway.snh.gov.uk/sitelink/index.jsp (Accessed 12 March 2013) Source: SNH 2009
Quality and availability of public open space in urban and rural areas	Data for Aberdeenshire Councils Open Space Audit was not available.	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Revised standards for open space could encourage the	Aberdeen City Council (2010) Open Space Audit

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
		of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.		development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments. This detail is likely to be taken forward through the local development plan and supplementary guidance.	
How "Protection of nature conservation sites" Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 – 0 • 10/12- 06/13- 20 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 0 • 10/12- 06/13- 16 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 0 • 10/12- 06/13- 4 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How "Protection of the wider biodiversity and geodiversity" Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 – 13 • 10/12- 06/13- 241 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 9 • 10/12- 06/13- 209 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 4 • 10/12- 06/13- 33 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How "Protection and	Applications Received	No data	Number of applications have increased	Applications with LSE are being refused while	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
conservation of agricultural land” Policy is applied to Planning Applications	<ul style="list-style-type: none"> • 06/12-10/12 – 1 • 10/12- 06/13- 30 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 1 • 10/12- 06/13- 26 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 0 • 10/12- 06/13- 4 			applications consistent with safeguards are being approved	

Appendix 3.6: SEA topic - Human Health

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Quality and availability of public open space in urban and rural areas	Data for Aberdeenshire Councils Open Space Audit was not available.	The Aberdeen City audit identified 3471 hectares of open space (not including private gardens or sites under 0.2 hectares). The quality of open space varies across the city with public parks and gardens rating the highest and allotments and business amenity open space scoring the lowest rating.	The poorest quality parks and open spaces tend to be found within the regeneration priority areas. It is more difficult to provide open space within densely populated areas.	Development pressure to build on urban open spaces. Revised standards for open space could encourage the development of more useful, publicly desirable and efficient types of open space, such as natural areas, green corridors, play spaces and allotments.	Aberdeen City Council (2010) Open Space Audit
Life expectancy at birth (years)	Aberdeenshire: Male • 1998-2000 - 75.2 • 2003-2005 - 76.7 • 2008-2010 -78.2 Female • 1998-2000 - 80.2 • 2003-2005 – 81.0 • 2008-2010 – 81.7	Aberdeen Male • 1998-2000 – 73.8 • 2003-2005 – 74.9 • 2008-2010 -76.3 Female • 1998-2000 – 79.1 • 2003-2005 – 79.9 • 2008-2010 – 80.9 Scottish Men • 1998-2000 – 72.9 • 2003-2005 – 74.2 • 2008-2010 - 75.5 Female • 1998-2000 – 78.4 • 2003-2005 – 79.2	Life expectancy is improving year on year in the City and the Shire compared with Scottish figures. The Shire is faring much better than the City. In both the City and the Shire female life expectancy is much higher	Increasing life expectancy has longer-term cost implications for local authorities for service provisions for ageing population.	General Register Office for Scotland (2011). <i>Life Expectancy for areas in Scotland, 2008-2010</i> [Online] Available at http://www.gro-scotland.gov.uk/files2/stats/life-expectancy-areas-in-scotland/2008-2010/le-areas-scotland-2008-2010.pdf (Accessed 12 March 2013)

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
		<ul style="list-style-type: none"> • 2008-2010 – 80.4 			
Healthy life expectancy at birth (& 65) years	<p>Aberdeenshire</p> <p>male</p> <ul style="list-style-type: none"> • 1999-2000 -58.2 (9.7) • 2003-2005 – No data • 2008-2010 – No data <p>female</p> <ul style="list-style-type: none"> • 1999-2000 -60.7 (9.9) • 2003-2005 – No data • 2008-2010 – No data 	<p>Aberdeen</p> <p>male</p> <ul style="list-style-type: none"> • 1999-2000 -55.6 (7.4) • 2003-2005 – No data • 2008-2010 – No data <p>female</p> <ul style="list-style-type: none"> • 1999-2000 -57.3 (8.5) • 2003-2005 – No data • 2008-2010 – No data 	No trend	Healthy Life Expectancy represents the number of years that an individual can expect to live in good health.	Clark, D., McKeon, A., Sutton, M. and Wood, R. (2004) Healthy Life Expectancy in Scotland. <i>HLE Measurement in Scotland Steering Group</i> [online] Available from http://www.isdscotlandarchive.scot.nhs.uk/isd/files/HLE_report_2004.pdf (Accessed 12 March 2013)
Sport and recreation facilities in areas of identified need	Aberdeen and Aberdeenshire both require sporting facilities ranging from badminton courts and golf courses to swimming pools	No trend	Positive steps have been made to ensure everyone has access to sport, leisure and recreation facilities, however limited progress has been made to provide.	Local facilities will be addressed through the Local Development Plans although if regional sporting facilities are identified these may come through the LDP.	Aberdeen City Council (2002) Active Aberdeen 2002-2007: A sport, recreation and physical activity strategy for Aberdeen City Aberdeenshire Council (2005) Sports Facility Study Updated Report
Care home place for Adults	Aberdeenshire 2012- 2,061	Aberdeen 2012 -2,036	No trend	Ageing population and disability will put pressure on resources	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key Facts 2013 Available from http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=48078&SID=332 (Accessed 14 March 2013)

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Children looked after by LA	Aberdeenshire 2009 - 458 2010 -496 2011- 498	Aberdeen 2009 - 701 2010 -690 2011- 642	Things are improving in the City compared with the Shire	Pressure on Government and LA resources	Same as above
Children on child protection register	Aberdeenshire 2009 - 81 2010 -51 2011- 68	Aberdeen 2009 - 180 2010 - 119 2011- 96	Things are improving in the City compared with the Shire where the situation improved in 2010 but rose again in 2011	Pressure on Government and LA resources	Same as above
All crimes recorded by police	Aberdeenshire 2009/10 - 8088 2010/11 -8064 2011/12- 7513	Aberdeen 2009/10 - 18729 2010/11 -18749 2011/12- 17877	Things are improving	Crime and fear of crime can affects people's quality of life	Same as above
Fuel poor households private tenure	Aberdeenshire 2009-11 -38%	Aberdeen 2009-11- 21%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Fuel poor households public tenure	Aberdeenshire 2009-11 -26%	Aberdeen 2009-11- 29%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Fuel poor	Aberdeenshire 2009-11 -35%	Aberdeen 2009-11- 23%	Things are worsening	Worsening economy, longer winters, higher fuel prices and falling value of the pounds worsens the situation	Same as above
Income support	Aberdeenshire Feb 2012 -2980	Aberdeen Feb 2012 -4420	No trend collected	Pressure on Government and LA resources	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/ constraints	Data source(s)
Drug-related deaths	Aberdeenshire 2008 - 11 2009 -18 2010 - 10 2011 - 19	Aberdeen 2008 - 27 2009 - 27 2010 - 31 2011 - 39	No substantial improvement	Pressure on NHS, Government and LA resources	Same as above
Alcohol-related deaths	Aberdeenshire 2008 - 33 2009 -29 2010 - 20 2011 - 22	Aberdeen 2008 - 37 2009 - 52 2010 - 48 2011 - 33	No substantial improvement	Pressure on NHS, Government and LA resources	Same as above
Population with Disability	Aberdeenshire 2001 – 34755 (15.3%) 2013 – No data	Aberdeen 2001 – 37173 (17.0%) 2013 – No data	No trend collected	Pressure on Government and LA resources	Same as above
Unemployment	Aberdeenshire 20012 – 5 (2%) 2013 – No data	Aberdeen 2012– 22 (8%) 2013 – No data	Low unemployment in the City and Shire compared to the rest of the country	Pressure on Government and LA resources	Same as above
Most deprived data zones - SIMD	Aberdeenshire 20012 – 1858 (1.2%) 2013 – No data	Aberdeen 2012– 3180 (2.1%) 2013 – No data	No trend collected	Pressure on Government and LA resources	Same as above
Incapacity benefit	Aberdeenshire 20012 – 3810 2013 – No data	Aberdeen 2012– 4840 2013 – No data	No trend collected	Pressure on Government and LA resources	Same as above

Appendix 3.7: SEA Topic - Population

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Population Projection 2010-based	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 245780 • 2011 - 248383 • 2012 - 251055 • 2013 - 253695 	Aberdeen <ul style="list-style-type: none"> • 2010 - 217120 • 2011 - 219539 • 2012 - 222231 • 2013 - 224898 	The projections show increasing population in the City and the Shire	It has implication for increased provision of housing, industry and services to meet the needs of growing population and therefore the potential pressure on resources	General Register Office for Scotland (2012). Population Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Household projections	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 103770 • 2015 - 110600 • 2020 - 117640 	Aberdeen <ul style="list-style-type: none"> • 2010 - 103680 • 2015 - 111440 • 2020 - 119280 	The projections show increasing households in the City and the Shire	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Household size	Aberdeenshire <ul style="list-style-type: none"> • 2010 – 2.35 • 2015 – 2.32 • 2020 – 2.27 	Aberdeen <ul style="list-style-type: none"> • 2010 – 2.01 • 2015 – 1.99 • 2020 – 1.95 	The projections show falling household size in the City and the Shire	Same as above	General Register Office for Scotland (2012). Household Projections for Scottish Areas (2010-based) http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html
Population Change	Aberdeenshire <ul style="list-style-type: none"> • 2001 - 226940 • 2010 – 245780 • 2011 – 247600 • 10yrs' change – 4% • 1 yr's change - 0.7% 	Aberdeen <ul style="list-style-type: none"> • 2001 - 211910 • 2010 – 217120 • 2011 – 220420 • 10yrs' change -9.1% • 1 yr's change -1.5% 	Both areas are doing better than the Scottish average change of 0.6%. Over 10 years the City has added 8,520 persons to its population compared to the Shire's 20,660 addition	Components of population change by administrative area, mid-2010 to mid-2011 (30 June 2010 and 30 June 2011)	General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
					Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Population Structure	Aberdeenshire <ul style="list-style-type: none"> • Under 16 -19% • Working Age -58% • Pensionable age - 20% • Median age -42 	Aberdeen <ul style="list-style-type: none"> • Under 16 -16% • Working Age -67% • Pensionable age - 17% • Median age -37 	A trend exists if data is collected on the basis of male/female. But no trend exists for data collected on the basis of total persons before 2011.	A large proportion of working age population means large future pensionable and ageing population.	General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Population density	Aberdeenshire <ul style="list-style-type: none"> • Area – 6313km² • Density - 39 	Aberdeen <ul style="list-style-type: none"> • Area – 186 Km² • Density - 1187 	The density is higher in the city than the shire	There will be more pressure on resources provided in the City in one sense but less pressure on burning of fossil fuel on distance travelled in the City	General Register Office for Scotland (2012) Components of population change by administrative area, mid-2010 to mid-2011. http://www.gro-scotland.gov.uk/statistics/publications-and-data/population-estimates/index.html Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>

Appendix 3.8: SEA Topic - Cultural Heritage

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Listed buildings	Aberdeenshire <ul style="list-style-type: none"> • 2013– 3,715 	Aberdeen City Listed buildings <ul style="list-style-type: none"> • 2013– 1,212 Aberdeen City and Shire Listed buildings <ul style="list-style-type: none"> • 2013– 4,927 	No change	<p>New development has the potential to put pressure on, or be constrained by, built and cultural sites.</p> <p>New development also has potential to maintain or enhance cultural sites</p>	Aberdeen City and Shire LDPA (2009) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Listed buildings at risk	Aberdeenshire <ul style="list-style-type: none"> • 2013– 228 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 26 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 254 	No change	<p>New development has the potential to put pressure on, or be constrained by, built and cultural sites.</p> <p>New development also has potential to maintain or enhance cultural sites</p>	
Conservation Areas	Aberdeenshire <ul style="list-style-type: none"> • 2013 – 49 	Aberdeen City <ul style="list-style-type: none"> • 2013 – 11 Aberdeen City and Shire <ul style="list-style-type: none"> • 2013 – 60 	No change	<p>New development has the potential to put pressure on, or be constrained by, built and cultural sites.</p> <p>New development also has potential to maintain or enhance cultural sites</p>	

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Scheduled Ancient Monuments	Aberdeenshire • 2013– 581	Aberdeen City • 2013 – 44 Aberdeen City and Shire • 2013 – 625	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites. New development also has potential to maintain or enhance cultural sites	
Archaeological Sites and Monuments Record	Aberdeenshire • 2013 – 17,631	Aberdeen City • 2013– 699 Aberdeen City and Shire • 2013 – 18,330	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites. New development also has potential to maintain or enhance cultural sites	
Gardens and designed landscapes	Aberdeenshire • 2013- 27	Aberdeen City • 2013 – 1 Aberdeen City and Shire • 2013 - 28	No change	New development has the potential to put pressure on, or be constrained by, built and cultural sites. New development also has potential to maintain or enhance cultural sites	
Battlefields	Aberdeenshire Alford 1645 Barra 1308 Fyvie 1644 Harlaw 1411	Aberdeen City None	No change		http://data.historic-scotland.gov.uk/pls/htmldb/f?p=2500:10:0

Appendix 3.9: SEA Topic- Landscape

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Landscape character	<p>There are 42 landscape character areas in Aberdeenshire, including 9 within the CNP.</p> <p>In Aberdeen there are 27 landscape character areas.</p>	The four Landscape Character Assessments that cover the North East provides a brief overview of past land use practices and discusses potential land uses for existing landscapes.	No trend	The inappropriate scale and insensitive siting of future new development may adversely affect landscape characteristics (e.g. changing its landscape character type, not respecting local topography/contours). New development not fitting in with the landscape's capacity to absorb further developments (e.g. design, layout and sense of place) – need to promote suitable development capacity.	<p>Scottish Natural Heritage (1997) <i>National programme of landscape character assessment: Banff and Buchan</i>, Review No 37.</p> <p>Scottish Natural Heritage (1996) <i>Cairngorms landscape assessment</i>, Review No 75.</p> <p>Scottish Natural Heritage (1996) <i>Landscape character assessment of Aberdeen</i>, Review No 80</p> <p>Scottish Natural Heritage (1998) <i>South and Central Aberdeenshire: landscape character assessment</i>, Review No 102.</p>
Landscape Devt in Energetica Framework Area (ALDP SG Bus 5) (LDP 2012)	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 – 2 <p>No of Approvals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 2 <p>No of Refusals</p> <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No significant increase	No known constraint	Aberdeenshire Council Monitoring Statement
Landscape Layout, siting, and design of new developments	<p>Applications Received</p> <ul style="list-style-type: none"> • 06/12-10/12 - 53 	No data	Significant application of policy	There could be mixed effect for landscape	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
ALDP SG LSD2 (LDP 2012)	<ul style="list-style-type: none"> 10/12- 06/13 - 1296 No of Approvals <ul style="list-style-type: none"> 06/12-10/12 - 40 10/12- 06/13 - 1169 No of Refusals <ul style="list-style-type: none"> 06/12-10/12 -13 10/12- 06/13 - 127 				
How "Landscape character" Policy is applied to planning applications	Applications Received <ul style="list-style-type: none"> 06/12-10/12 – 21 10/12- 06/13- 187 No of Approvals <ul style="list-style-type: none"> 06/12-10/12 – 13 10/12- 06/13- 130 No of Refusals <ul style="list-style-type: none"> 06/12-10/12 – 7 10/12- 06/13- 57 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How "Valued views" Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> 06/12-10/12 – 2 10/12- 06/13- 19 No of Approvals <ul style="list-style-type: none"> 06/12-10/12 – 2 10/12- 06/13- 16 No of Refusals <ul style="list-style-type: none"> 06/12-10/12 – 0 10/12- 06/13- 3 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with safeguards are being approved	Aberdeenshire Council Monitoring Statement
How "Public open space" Policy is applied to Planning Applications	Applications Received <ul style="list-style-type: none"> 06/12-10/12 – 9 10/12- 06/13- 31 	No data	Number of applications have increased	Applications with LSE are being refused while applications consistent with	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 – 8 • 10/12- 06/13- 21 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 – 1 • 10/12- 06/13- 10 			safeguards are being approved	
Land Uses (2009)	Aberdeenshire (6313 sq km) 631300 ha	Aberdeen City (186 sq km) 18600 ha		Ongoing conflict between how maintenance and quality is open space is perceived – Maintenance, grass cutting vs. allowing some open space to develop into semi-natural vegetation so as to enhance biodiversity.	Aberdeenshire Council Open Space Audit Aberdeen City Open Space Audit
• Roads and tracks	3.90	884.57	No Trend	Same as above	Same as above
• Roadside (manmade)	0.00	307.99	No Trend	Same as above	Same as above
• Parking/loading	0.42	650.30	No Trend	Same as above	Same as above
• Roadside (unknown)	0.31	68.54	No Trend	Same as above	Same as above
• Tidal water	0.00	172.66	No Trend	Same as above	Same as above
• Foreshore/rocks	72.88	511.77	No Trend	Same as above	Same as above
• Railway	0.00	81.25	No Trend	Same as above	Same as above
• Path	4.86	92.83	No Trend	Same as above	Same as above
• Residential	6.50	688.84	No Trend	Same as above	Same as above
• Commercial/Institutional	2.53	228.28	No Trend	Same as above	Same as above
• Glasshouses	0.00	2.32	No Trend	Same as above	Same as above
• other structures	2.22	16.62	No Trend	Same as above	Same as above
• Airports	0.00	183.97	No Trend	Same as above	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
• Public Park and Garden	114.34	265.01	No Trend	Same as above	Same as above
• Private Garden	41.20	1698.45	No Trend	Same as above	Same as above
• School Grounds	74.24	124.01	No Trend	Same as above	Same as above
• Institutional Grounds	14.43	77.28	No Trend	Same as above	Same as above
• Amenity Residential	125.93	483.85	No Trend	Same as above	Same as above
• Amenity Business	69.06	207.16	No Trend	Same as above	Same as above
• Amenity Transport	51.49	249.07	No Trend	Same as above	Same as above
• Play space	28.75	4.56	No Trend	Same as above	Same as above
• Playing Fields	93.63	117.69	No Trend	Same as above	Same as above
• Golf Courses	225.35	676.56	No Trend	Same as above	Same as above
• Tennis Courts	3.85	3.84	No Trend	Same as above	Same as above
• Bowling Greens	2.91	3.58	No Trend	Same as above	Same as above
• Other Sports	7.85	7.73	No Trend	Same as above	Same as above
• Green Corridors/Riparian Routes	0.14	0	No Trend	Same as above	Same as above
• Green Access Routes	4.15	24.19	No Trend	Same as above	Same as above
• Riparian Routes	35.54	28.12	No Trend	Same as above	Same as above
• Woodlands	188.85	761.69	No Trend	Same as above	Same as above
• Open Semi-natural	162.68	818.69	No Trend	Same as above	Same as above
• Open Water	0.15	281.48	No Trend	Same as above	Same as above
• Allotment	5.55	20.50	No Trend	Same as above	Same as above
• Church Yard	7.10	4.77	No Trend	Same as above	Same as above
• Cemetery	14.26	35.67	No Trend	Same as above	Same as above
• Other Functional Grounds	15.32	12.46	No Trend	Same as above	Same as above
• Civic space	10.95	0.72	No Trend	Same as above	Same as above
• Farmland	12.06	4363.81	No Trend	Same as above	Same as above
• Moorland	0.03	0.34	No Trend	Same as above	Same as above
• other e.g landfill, quarry	14.05	98.42	No Trend	Same as above	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
• Area undergoing change	31.05	26.55	No Trend	Same as above	Same as above
• Total Greenspace area surveyed (ha)	1,448.51	14, 286.13	No Trend	Same as above	Same as above
• Un-surveyed Greenspace area (ha)	626,851.49	4,313.87	No Trend		Same as above

Appendix 3.10: SEA Topic - Material Assets

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Existing flood defences	There are 3 flood prevention schemes in Aberdeenshire and 2 in Aberdeen City.		Flood defence schemes will progressively be affected by soil/sand erosion from increasing rainfall and storm events, which will affect their stability and effectiveness. As a result, there will be a need to increase the maintenance these defences, and possibly relocate them.	Predicted rise in sea level may result in existing flood defences being inadequate. The predicted rise in storm events and winter precipitation is likely to increase soil/sand erosion from the wind and rain/water, which may prevent flood defence schemes functioning properly and result in their failure (e.g. collapse).	Office of Science and Technology (2005) Foresight report: <i>Future Flooding Scotland</i> http://www.foresight.gov.uk/Scotland/Final_Scotland.pdf SEPA (2006) Indicative River & Coastal Flood Map (Scotland) Aberdeenshire Council (2007) <i>Flooding in Aberdeenshire: Sixth Biennial Report</i> http://www.aberdeenshire.gov.uk/flooding/report/6th_biennial_report.pdf
Council tax Band D	Aberdeenshire 2010/11 - £1141 2011/12 - £1141	Aberdeen 2010/11 - £1230 2011/12 - £1230	No change	Government policy on keeping household costs down affects how much councils can charge	Aberdeen City Council (2013) Behind the Granite: Aberdeen Key Facts 2013 Available from http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=48078&slD=332 (Accessed 14 March 2013)
Household tenure – owner occupied	Aberdeenshire 2009/10 – 74%	Aberdeen 2009/10 – 60%	Substantial owner housing in City and Shire although it is higher in the Shire	House prices for first time buyers may be a constraint as so is the general economic climate	Same as above
Household tenure – social rent	Aberdeenshire 2009/10 – 17%	Aberdeen 2009/10 – 24%	Low compared those living in their own homes	Ability of social landlords to build more homes	Same as above
Household tenure – private rent	Aberdeenshire 2009/10 – 8%	Aberdeen 2009/10 – 14%	Lowest tenure	Probably open market rental values will constrain choice in this sector	Same as above

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
Public-sector housing stock	Aberdeenshire March 2012 - 12,877	Aberdeen March 2012 - 22,740	No trend collected	Issue is energy efficiency in this sector	Same as above
New Dwellings – Housing Completion	Aberdeenshire 2007/08 - 1,528 2008/09 - 1,509 2009/10 - 1,687 2010/11 - 1,471	Aberdeen 2007/08 - 928 2008/09 - 258 2009/10 - 280 2010/11 - 607	Fall in the latest data for the Shire but a rise in the latest data for the City	The economic climate can constrain how many new houses could be completed	
Economic Activity Rates,	Aberdeenshire 2012 - 82.6%	Aberdeen 2012 - 83.0%	Quite high for the City and the Shire	The oil industry seems to be boosting performance in the North East	Same as above
Average Gross Weekly earnings	Aberdeenshire 2011/12 - £456.7	Aberdeen 2011/12 - £574.9	Quite high for the City and the Shire compared with national average	The oil industry seems to be boosting performance in the North East	Same as above
Supply/delivery of Affordable Housing	Aberdeen City and Shire: 2004/05 – 246 2005/06 – 213 2006/07 – 130 2007/08 – 168 2008/09 – 312 5 year average – 214 (average of 10% of annual completions)		The supply of affordable homes in the North East is not meeting the demand but the latest data shows an increase of supply.	There is a need to review the proportion of affordable housing in new build.	Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>
Employment Land supply (see tables below)	The supply of immediately available employment land in Aberdeen is dispersed over six sites and is currently around 30% of the marketable supply.		Aberdeen City has shown a trend of diminishing established supply of land for business use as allocations are built out. However, the marketable supply has recovered	Uneven supply of employment land has impacts on ability to work and live within a close proximity thus increasing the likelihood of people	Aberdeen City and Shire LDPA (2013) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	<p>The marketable supply of employment land in Aberdeen City currently stands at 91ha. However, only 31ha of this is immediately available.</p> <p>The marketable supply of employment land in the Aberdeenshire SGAs currently stands at 146ha. Of this total, only 20ha is immediately available.</p>		<p>following the inclusion of the significant site at Murcar in the adopted Aberdeen Local Plan 2008.</p> <p>For Aberdeenshire, (within the strategic growth areas), there has been a trend of diminishing established supply of land for business use. The marketable supply has remained around a consistent level.</p>	<p>travelling to work by private means. Economic growth will be constrained without a reasonable supply of land which is immediately available.</p>	<p>Aberdeen City and Shire LDPA (2010) <i>Aberdeen City and Shire Structure Plan Monitoring Report</i></p>
Quality of Life	<p>In 2007 Aberdeenshire was top overall for the best quality of life of 32 local authorities in Scotland.</p> <p>In May 2008 Aberdeenshire had the best quality of life amongst rural areas in Scotland.</p> <p>November 2008 Aberdeenshire came second in the list of areas enjoying the best overall quality of life.</p> <p>In March 2009 Aberdeenshire came out</p>	<p>On several indicators, Aberdeenshire ranks above the Scottish average, including employment rate (82.6% compared to the national average of 76.6%) and school qualifications (84% achieve five or more SCQF level 4 awards compared to the Scotland average of 79%).</p> <p>Residents also enjoy a relatively good climate; there is, on average, less rainfall per year (999mm against the Scotland average of</p>			<p>Bank of Scotland's Rural Quality of Life Survey 2009</p>

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
	top amongst ten other rural local authorities.	1,295mm) and slightly more weekly sunshine hours (25.5 hours against the Scotland average of 24.9).			
MA Housing Allocations 2007-2016 ALDP 05 hsg 1 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 -13 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 9 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 4 	No data	No significant increase	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement
MA Housing Allocations 2017-2023 early draw down ALDP 05 hsg 2 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 -1 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 1 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No significant increase	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement
MA Affordable Housing ALDP 06 ahsg 1 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 4 • 10/12- 06/13 -18 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 2 • 10/12- 06/13 - 13 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 2 • 10/12- 06/13 - 5 	No data	Number of applications have increased	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
MA Gypsies and Travellers ALDP 07snh3 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 – 0 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No application		Aberdeenshire Council Monitoring Statement
MA Town centres and retailing (ALDP 02 rt11) (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 4 • 10/12- 06/13 – 37 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 4 • 10/12- 06/13 - 37 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	Number of applications have increased	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement
MA Retail development in the countryside ALDP 02 rt12 (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 – 1 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 1 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 0 	No data	No discernible increase	No known constraint	Aberdeenshire Council Monitoring Statement
MA Housing and business devt in the	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 12 • 10/12- 06/13 – 403 No of Approvals	No data	Number of applications have increased	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement

SEA Indicator	Quantified information	Comparators and targets	Trends	Issues/constraints	Data source(s)
countryside ALDP 03 rd1(LDP 2012)	<ul style="list-style-type: none"> • 06/12-10/12 - 7 • 10/12- 06/13 - 349 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 5 • 10/12- 06/13 - 54 				
MA Enabling development ALDP 10 ed 1(LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 -5 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 1 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 4 	No data	No discernible increase	No known constraint	Aberdeenshire Council Monitoring Statement
MA Tourist facilities and accommodation (ALDP 01 Bus 4) (LDP 2012)	Applications Received <ul style="list-style-type: none"> • 06/12-10/12 - 8 • 10/12- 06/13 -24 No of Approvals <ul style="list-style-type: none"> • 06/12-10/12 - 8 • 10/12- 06/13 - 21 No of Refusals <ul style="list-style-type: none"> • 06/12-10/12 - 0 • 10/12- 06/13 - 3 	No data	Number of applications have increased	This is likely to have positive effects for the creation of assets	Aberdeenshire Council Monitoring Statement

Appendix 3.11: Employment Land Supply Additional Information

Aberdeenshire SGAs

	Established	Constrained	Marketable	Immediately Available	Under Construction
2006	272	118	155	39	10
2007	271	112	157	30	8
2008	266	104	162	24	3
2009	246	99	146	20	2
2011	257	-	161	60	-
2011	627	231	396	29	11
2013	608	233	375	45	13

Aberdeen City SGA

	Established	Constrained	Marketable	Immediately Available	Under Construction
2006	239	181	40	34	1
2007	235	171	53	27	7
2008	225	171	42	24	10
2009	217	103	91	31	2
2011	210	-	87	60	-
2012	297	146	125	58	10
2013	272	89	166	71	25

N.B Data only covers those areas within Strategic Growth Areas within Aberdeen City and Aberdeenshire.

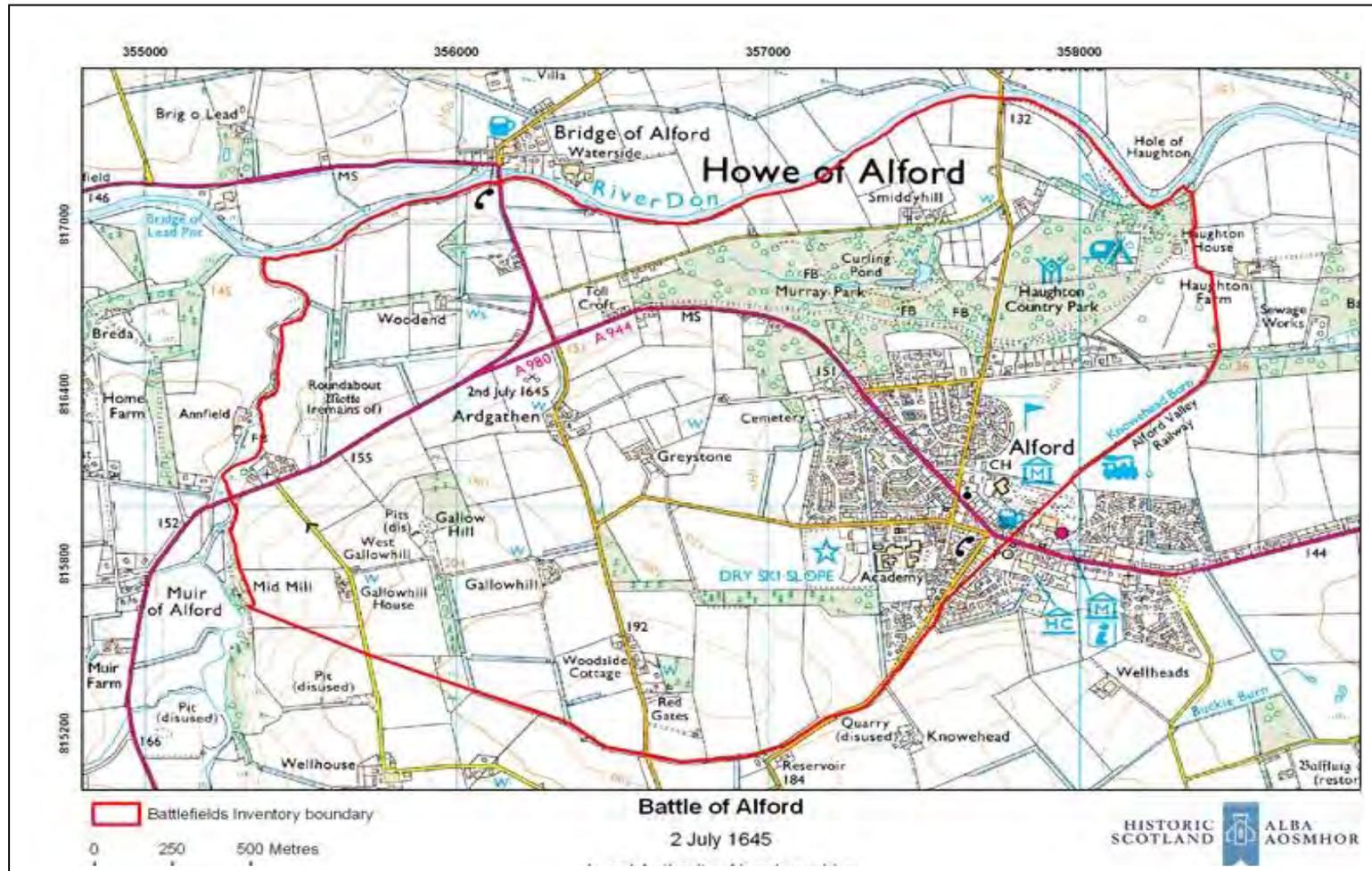
Appendix 3.12: Climate Change and Potentially Vulnerable Areas

	No of PVAs	Annual Average Damage	River Flooding	Coastal Flooding	Surface Water Flooding	Total Area (Km 2)	Property in PVA (Resid.)	Property in PVA (Non-Resid.)	Land Cover in PVA (Urban)	Land Cover in PVA (Agric)	Land Cover in PVA (Forestry)
Aberdeen City	9										
Buchan Coastal (Bridge of Don)		£390,000	3%	0%	97%	5	27(1.1%)	8 (4.6%)	70%	30%	0%
Aberdeen North Coastal (Seaton)		£920,000	30%	11%	59%	31	137 (1.2%)	7 (1.3%)	100%	0%	0%
River Don (Danestone)		£3,600,000	63%	4%	33%	47	407 (2.7%)	29 (5.9%)	85%	15%	0%
River Don (Dyce)		£1,070,000	43%	0%	57%	11	75 (1.9%)	23 (4.3%)	25%	58%	17%
Aberdeen South Central (Kincorth)		£1,000,000	52%	19%	29%	166	64(1.3%)	24 (6.1%)	95%	0%	4%
Aberdeen South Central (Rosemount)		£13,020,000	48%	22%	30%	63	918 (2.2%)	260 (7%)	76%	21%	2%
River Dee (Cults)		£1,020,000	35%	9%	56%	4	96 (0.9%)	22 (4.9%)	22%	62%	16%
River Dee (Peterculter)		£1,370,000	67%	0%	33%	17	219 (13.8%)	2 (2.9%)	20%	67%	13%
		£22,390,000				344					

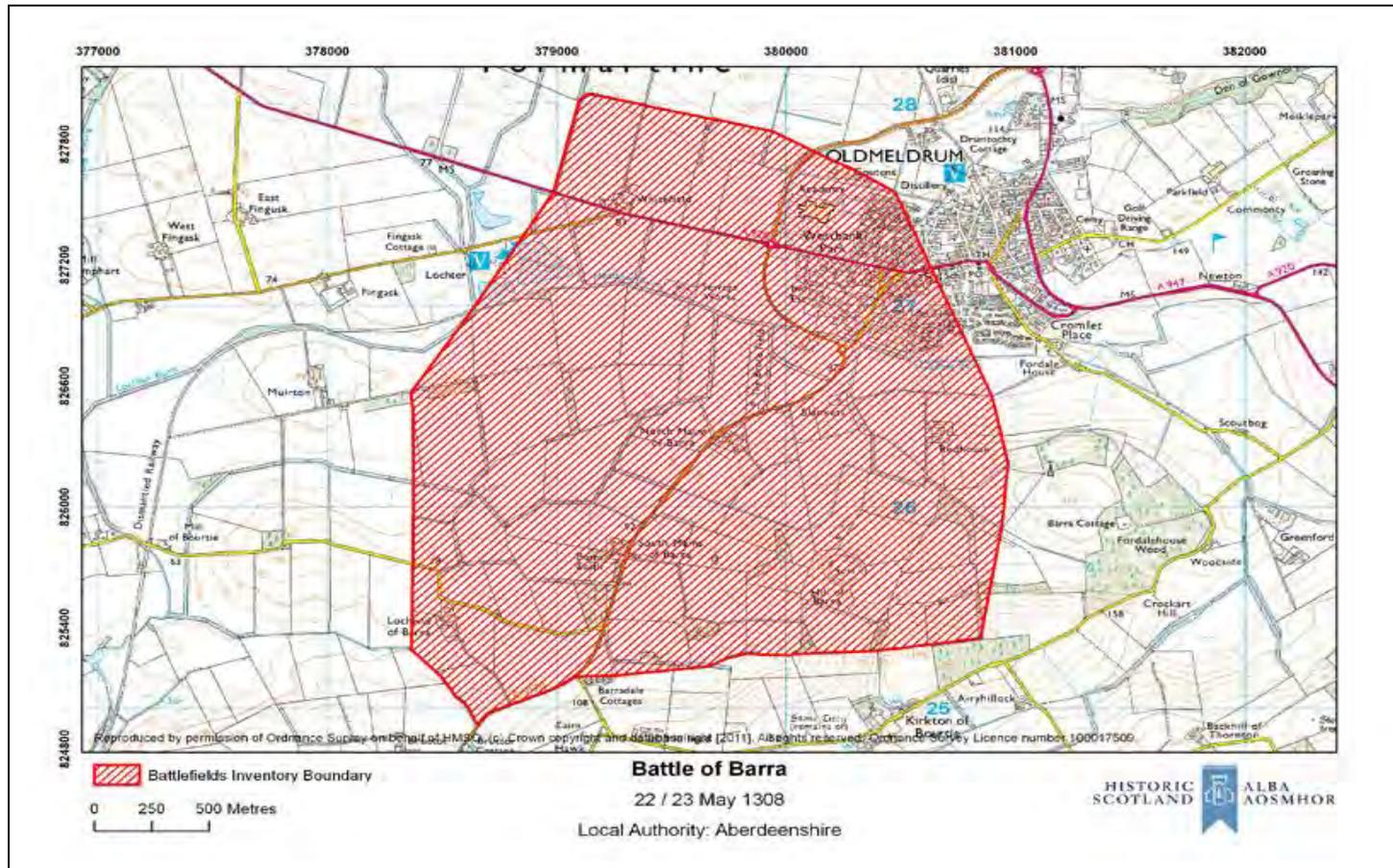
Aberdeenshire	18										
Banff Coastal (Banff)		£2,900,000	15%	25%	60%	39km2	286 (6.2%)	52(14%)	9%	85%	5%
River Devron (Huntly)		£1,330,000	66%	0%	34%	20km2	163 (6.8%)	17 (6.9%)	11%	86%	3%
River Devron (Turriff)		£390,000	48%	0%	52%	32km2	25 (1.3%)	12 (6.3%)	19%	78%	3%
Buchan Coastal (Ellon)		£460,000	64%	3%	33%	75km2	32 (1.9%)	12 (5.3%)	15%	85%	0%
Buchan Coastal (Peterhead)		£870,000	11%	50%	39%	32km2	58 (.6%)	19(2.6%)	24%	73%	0%

	No of PVAs	Annual Average Damage	River Flooding	Coastal Flooding	Surface Water Flooding	Total Area (Km 2)	Property in PVA (Resid.)	Property in PVA (Non-Resid.)	Land Cover in PVA (Urban)	Land Cover in PVA (Agric)	Land Cover in PVA (Forestry)
Buchan Coastal (Fraserburgh)		£540,000.	8%	49%	43%	40km2	37 (0.6%)	12 (2.3%)	10%	83%	7%
Buchan Coastal (Newmachar)		£290,000.00	19%	0%	81%	10km2	42 (2.5%)	1 (1.9%)	32%	55%	9%
River Ythan (Ellon)		£700,000.00	67%	0%	33%	53km2	99(3.6%)	3 (3.1%)	17%	83%	0%
River Ythan (Methlick)		£610,000.00	44%	0%	56%	8km2	41 (12.3%)	15 ((38.5%)	0%	92%	8%
River Don (Strathdon)		£300,000.00	55%	0%	45%	28km2	12 (15%)	8 (34.8%)	0%	32%	68%
River Don (Port Elphinstone/Kintore/ Inverurie)		£1,930,000.00	60%	0%	40%	4km2	239 (3.6%)	20 (3.4%)	7%	86%	7%
River Dee (Ballater)		£1,310,000.00	77%	0%	23%	54km2	181 (18.6%)	13 (8.9%)	14%	23%	63%
River Dee (Westhill)		£350,000.00	16%	0%	84%	36km2	42 (1.4%)	4 (1.7%)	11%	80%	9%
River Dee (Aboyne)		£1,020,000.00	33%	0%	67%	77km2	107 (7.8%)	19 (10.3%)	1%	49%	49%
Kincardine and Angus Coastal (Stonehaven)		£4,080,000.00	0.36	0.55	0.09	21km2	456 (8.6%)	65 (15.2%)	4%	77%	16%

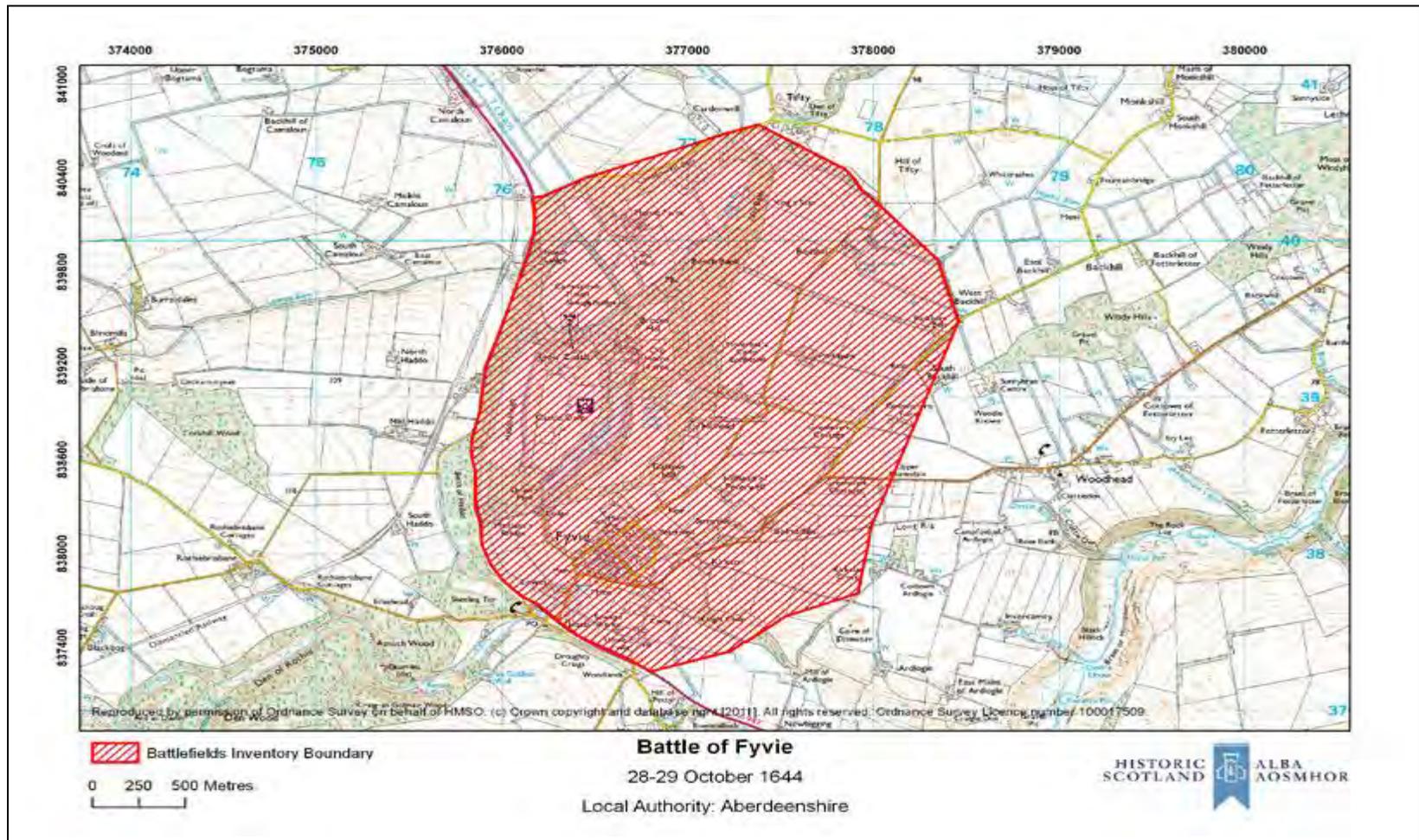
Appendix 3.13: Battle of Alford



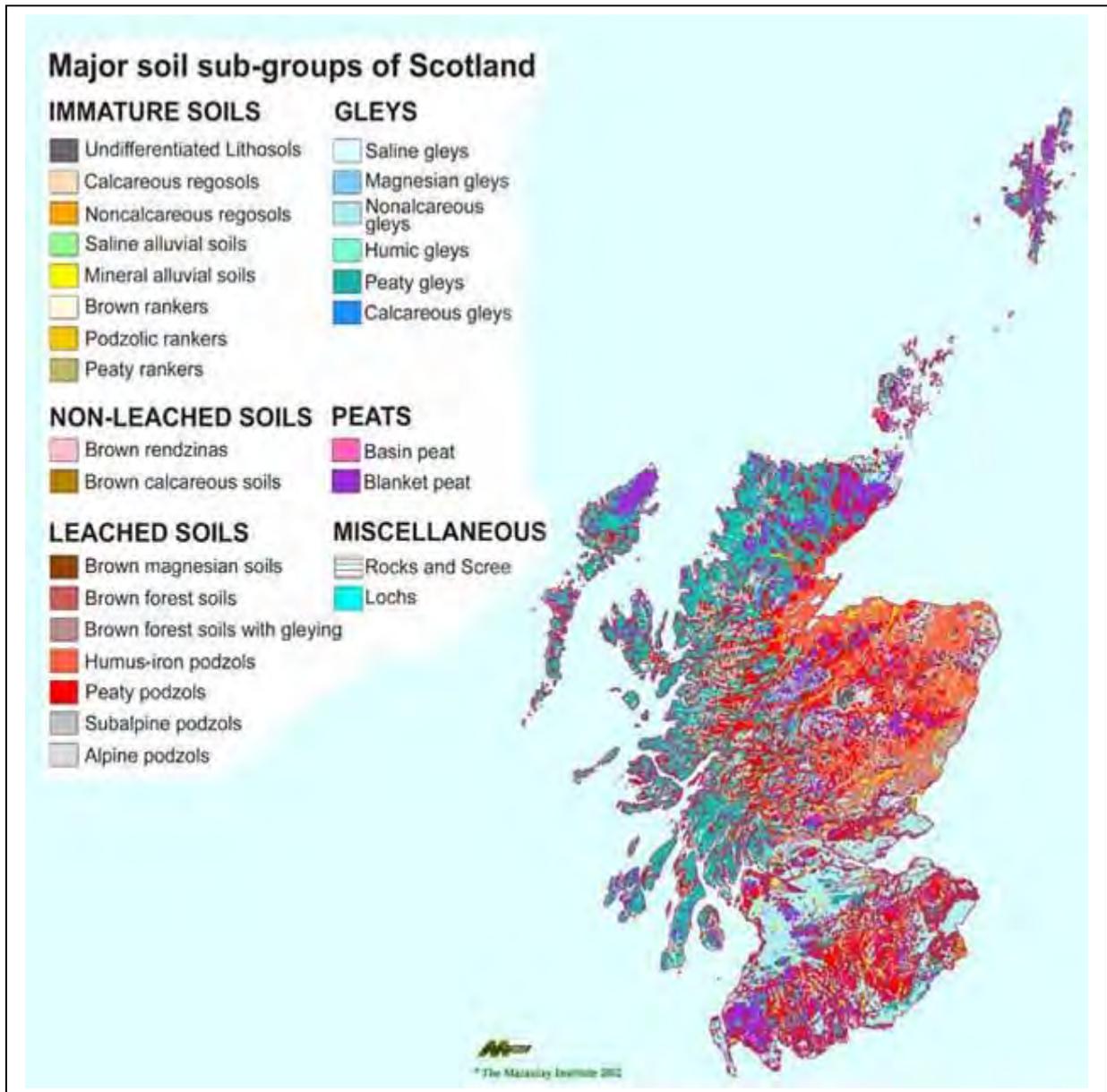
Appendix 3.14: Battle of Barra



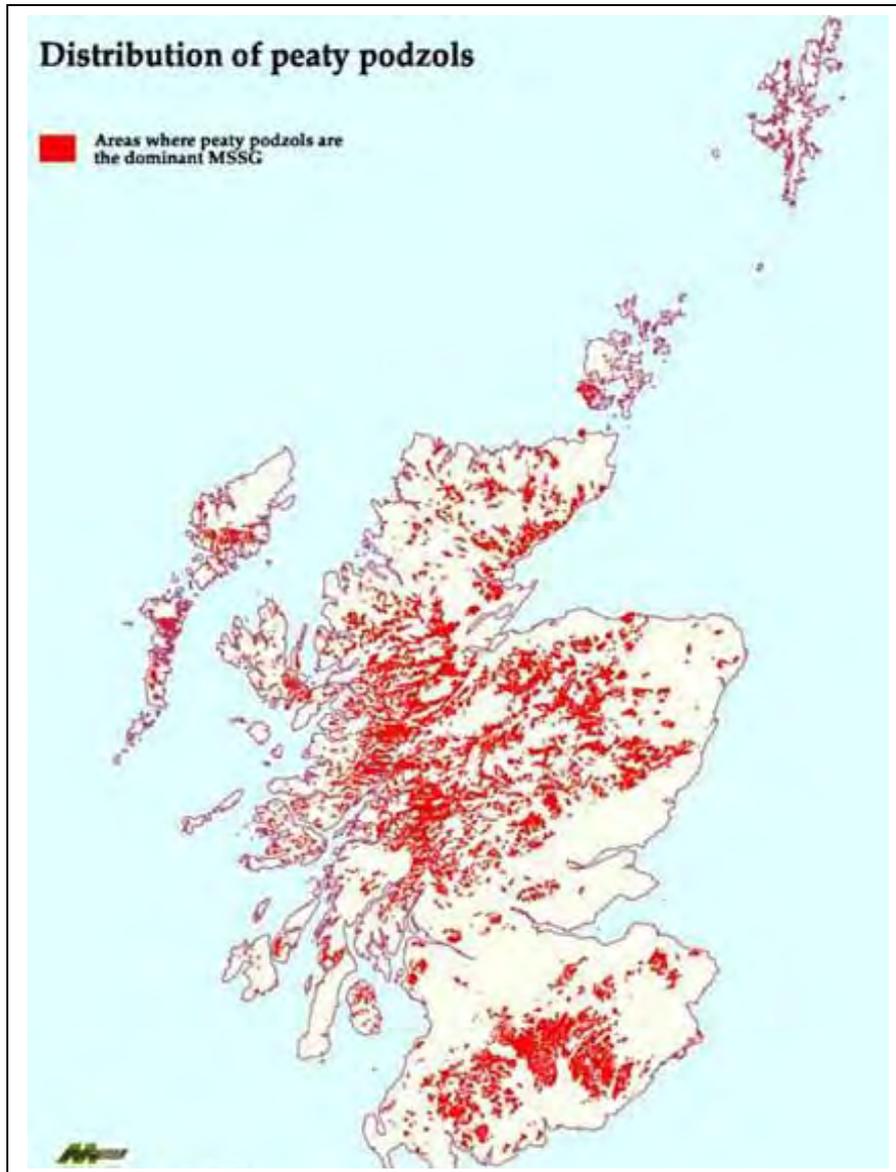
Appendix 3.15: Battle of Fyvie



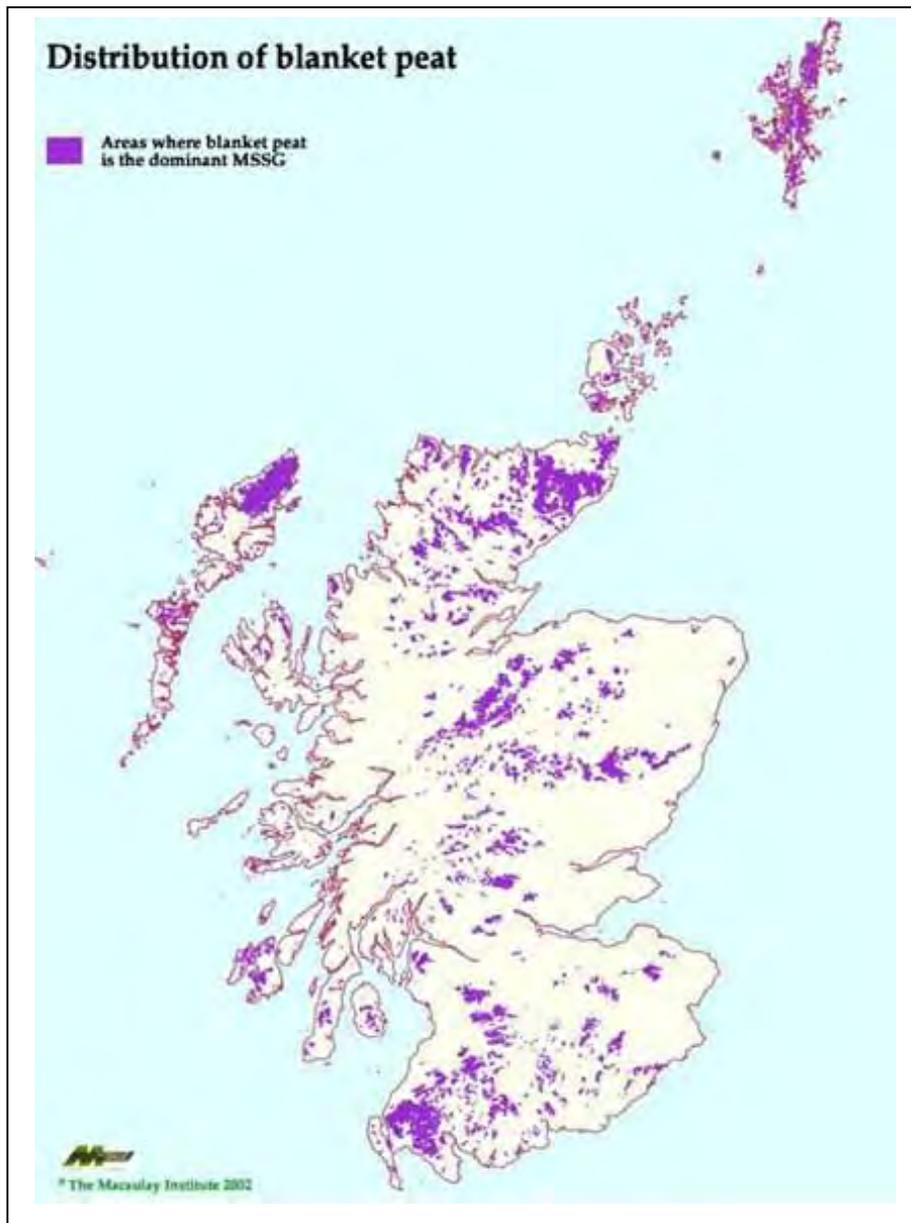
Appendix 3.17: Major Soil sub-groups



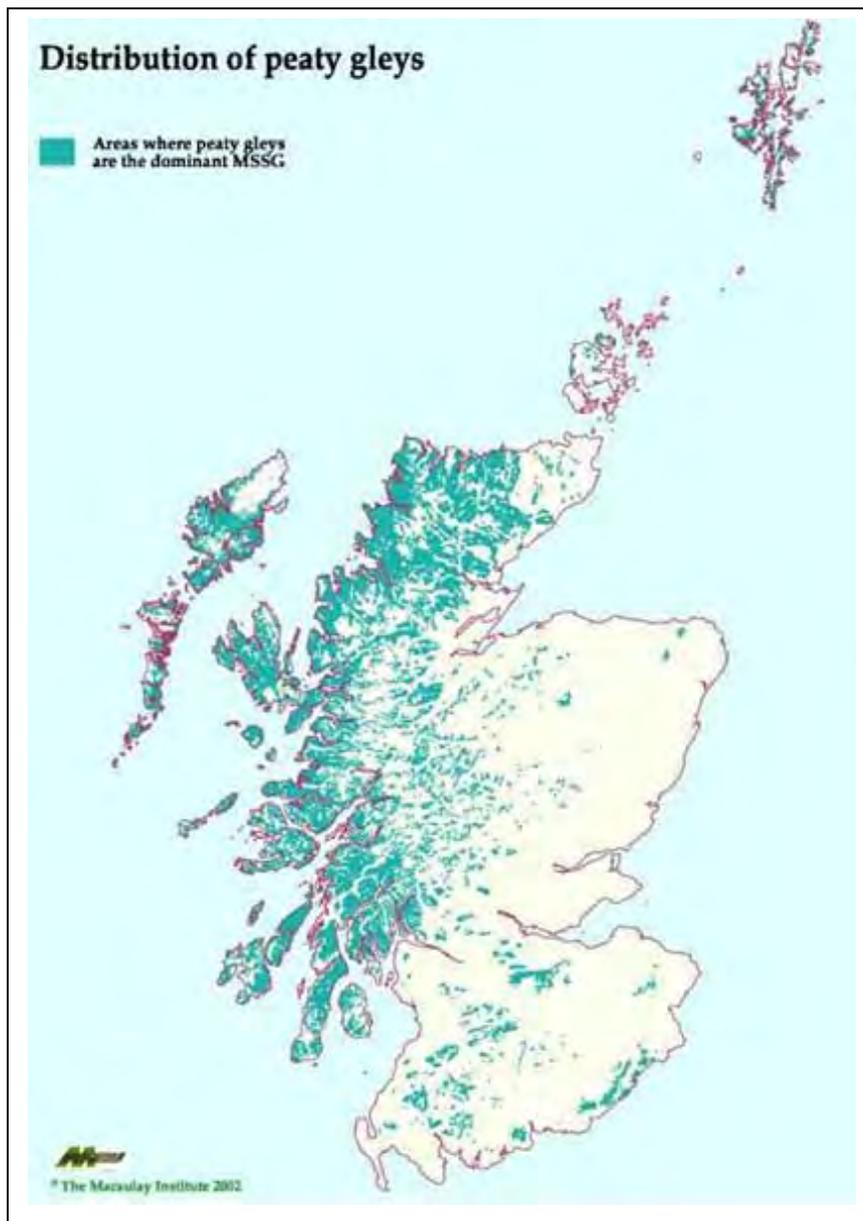
Appendix 3.18: Peaty Podzols



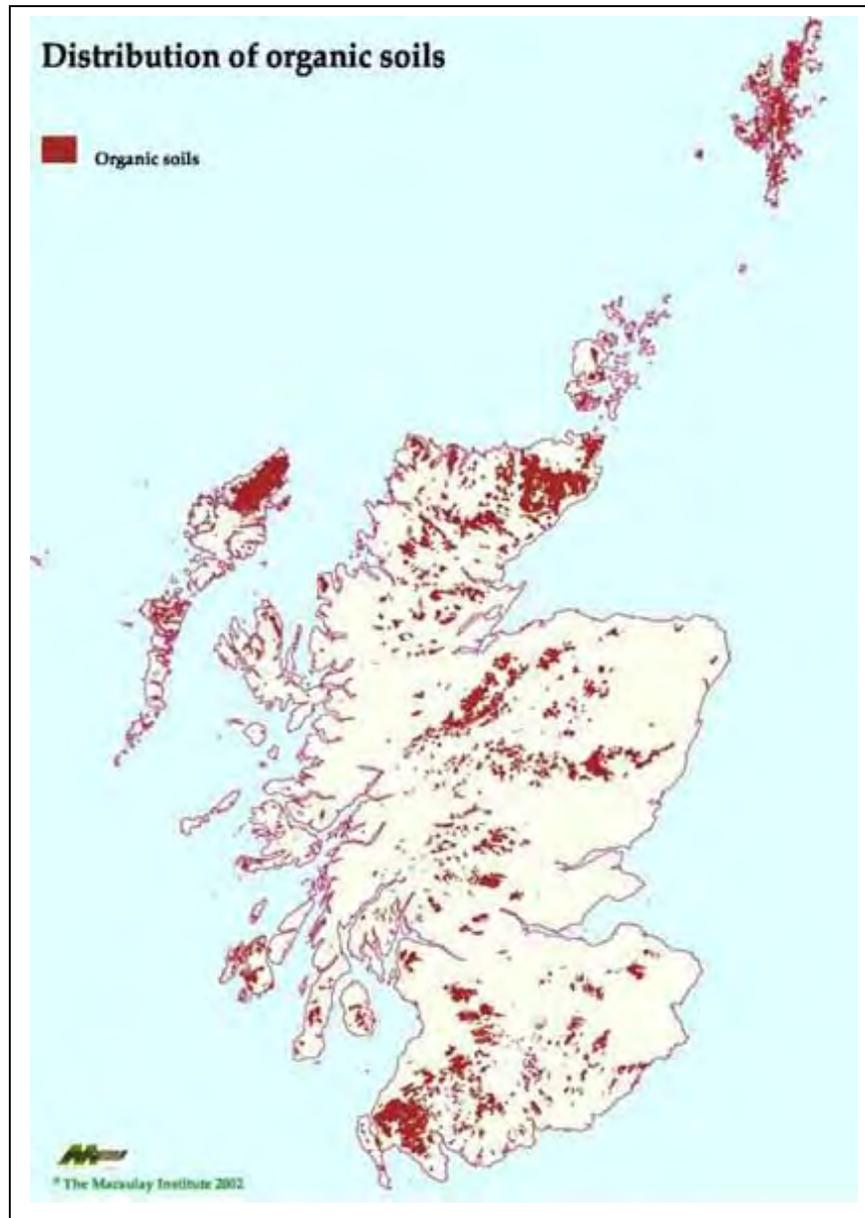
Appendix 3.19: Blanket Peat



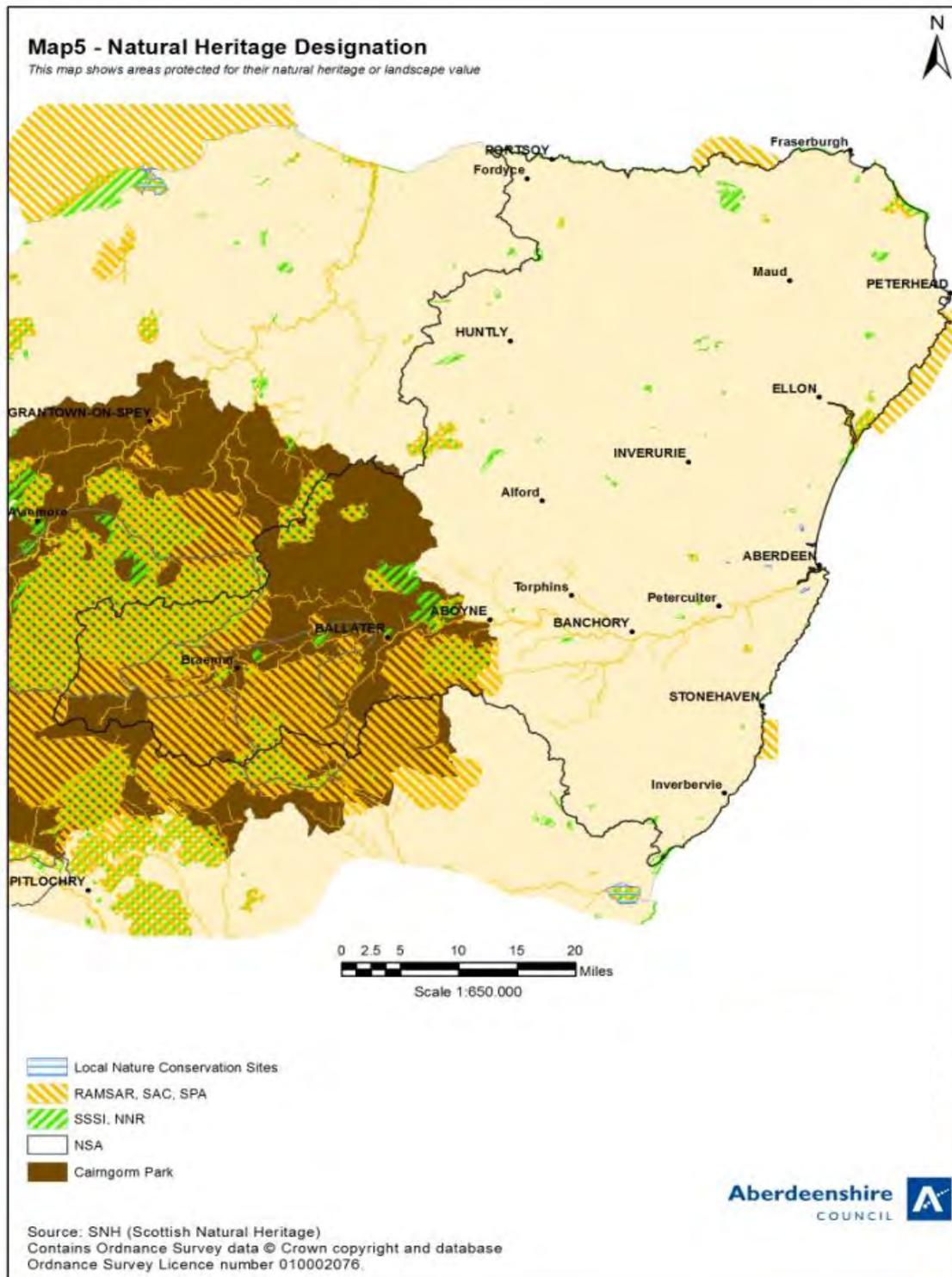
Appendix 3.20: Peaty Gleys



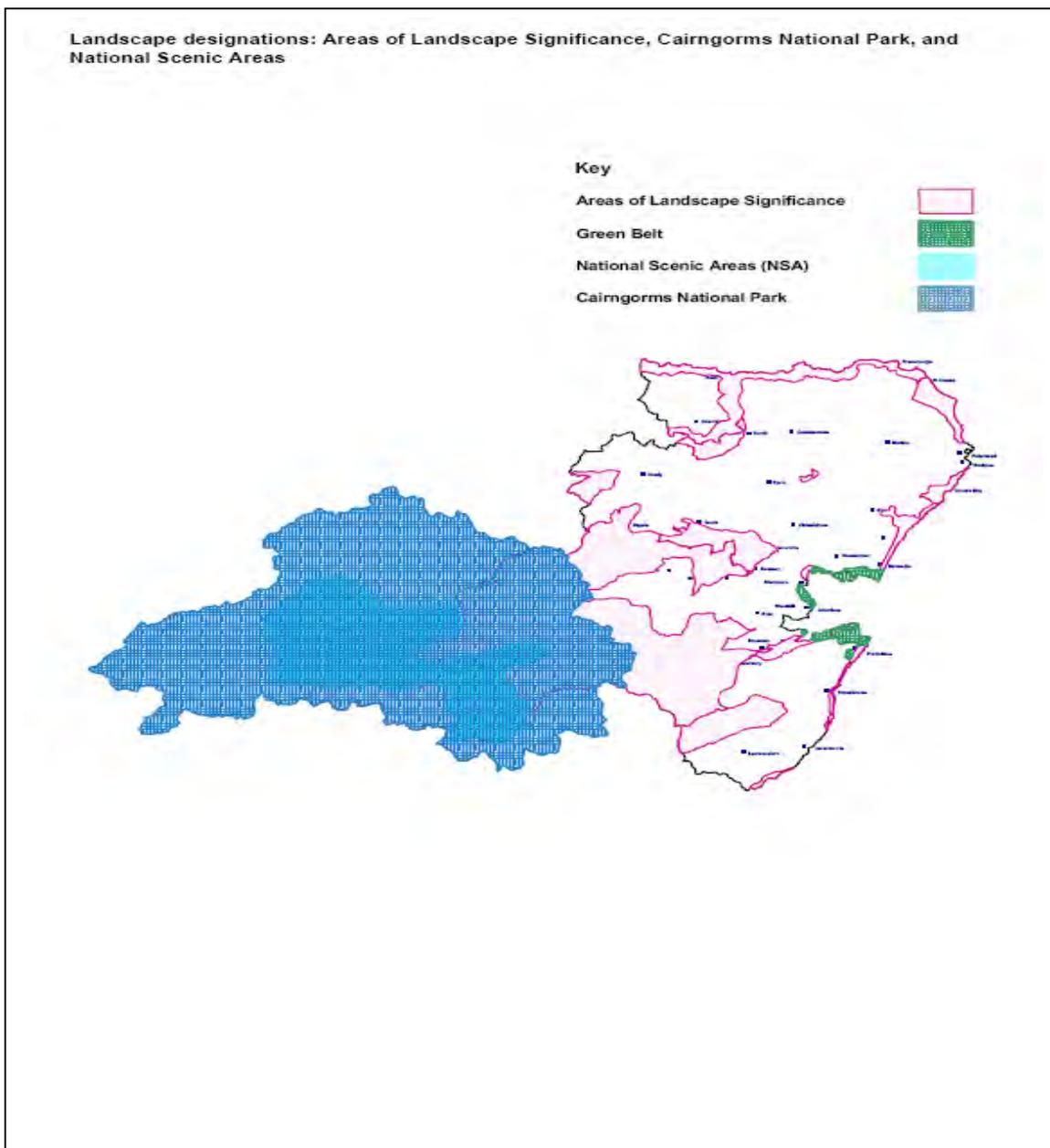
Appendix 3.21: Organic Soils



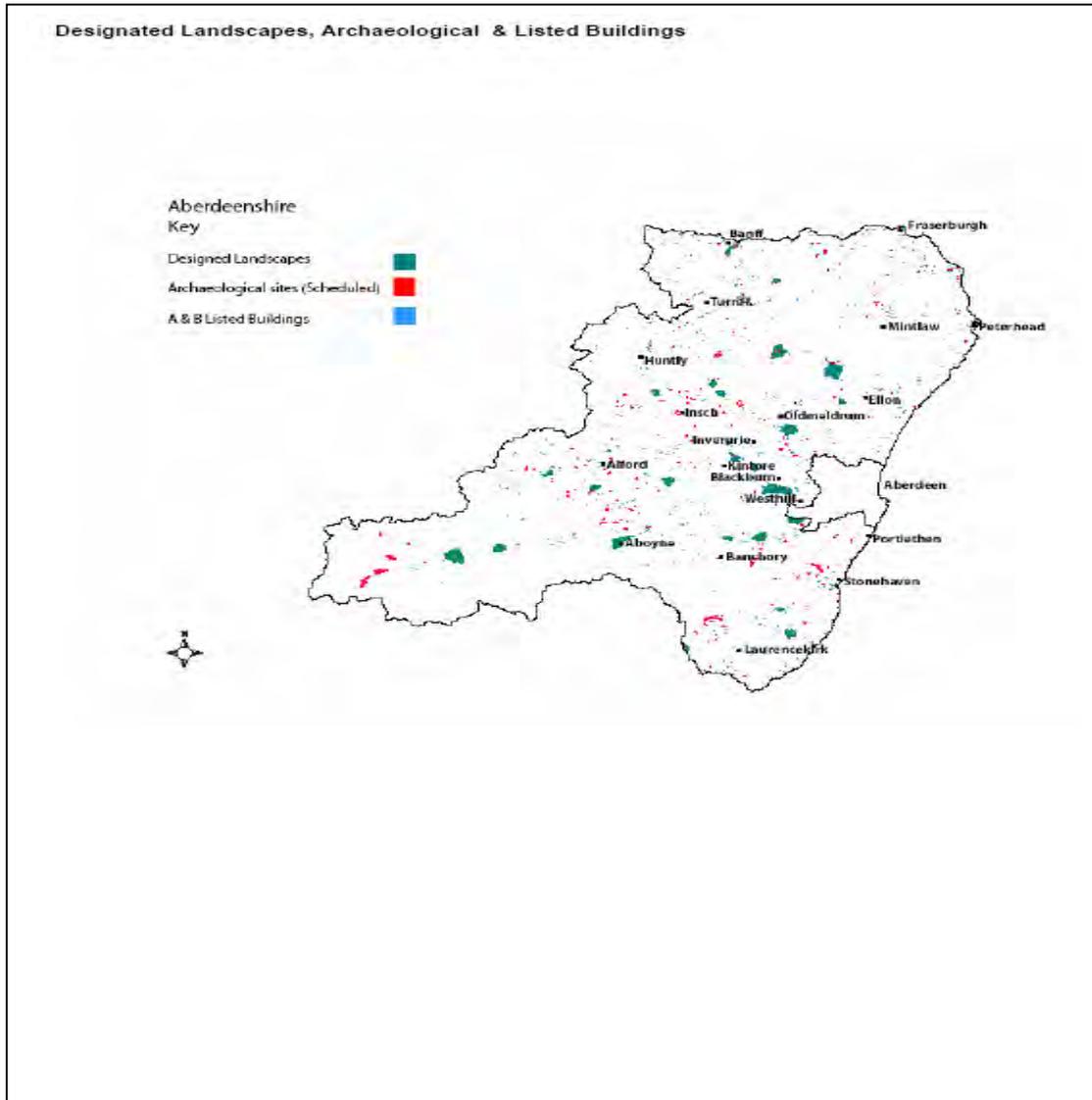
Appendix 3.22: Natural Heritage Designations



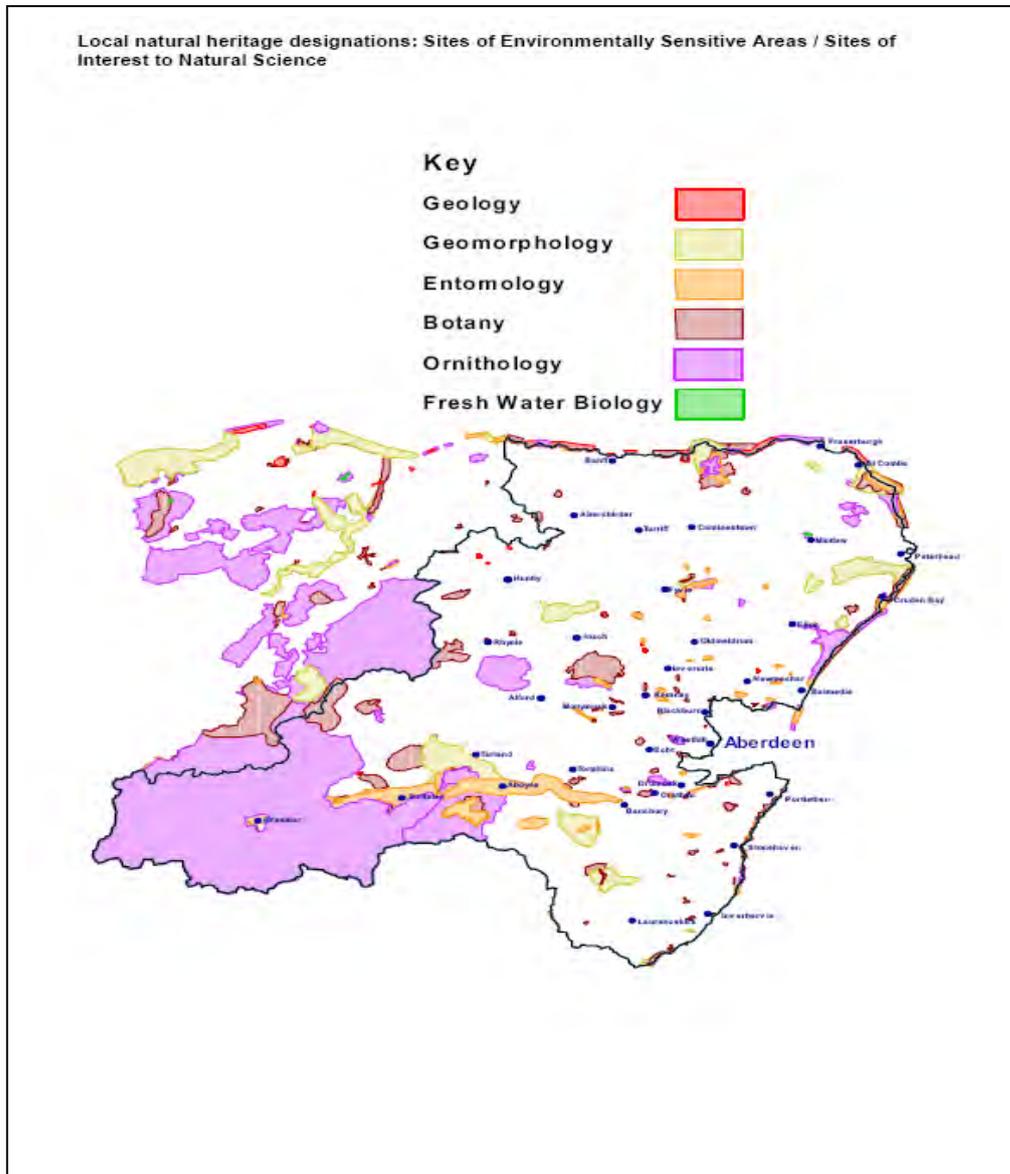
Appendix 3.23: Landscape Designations



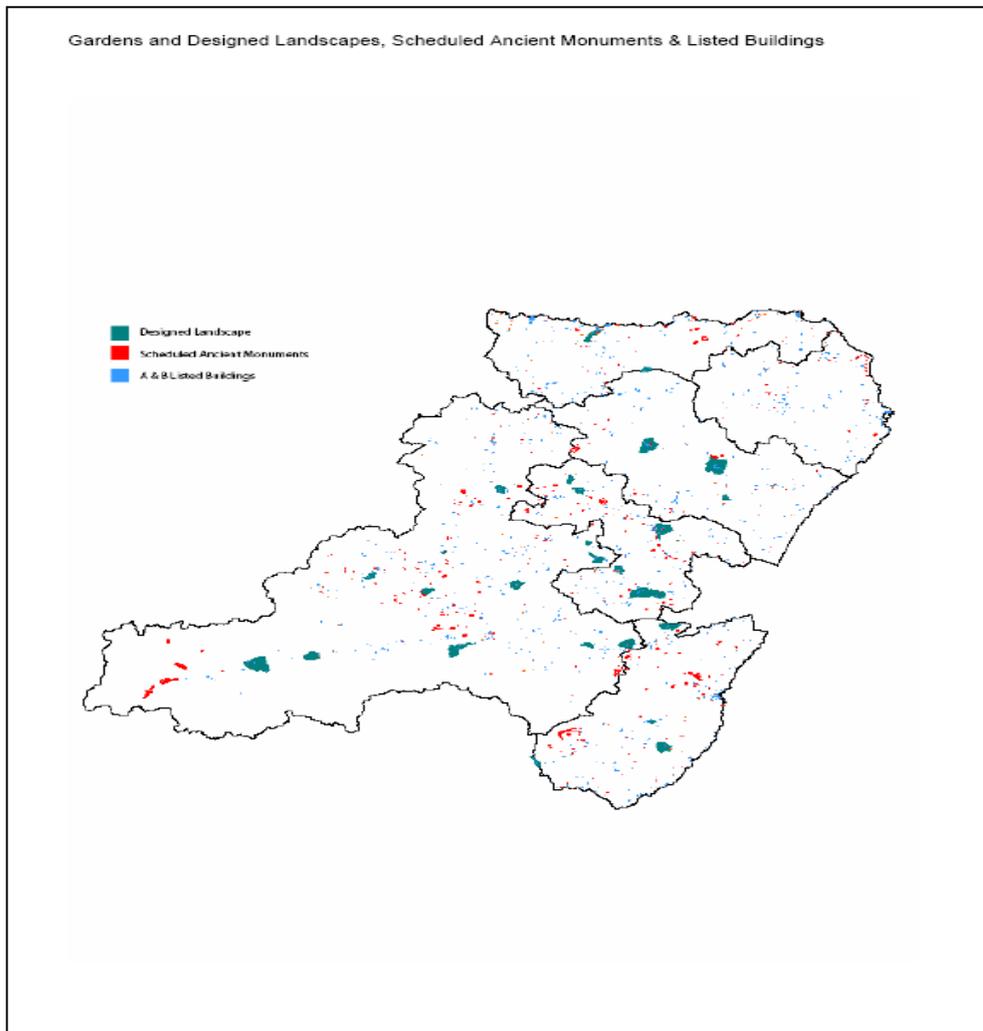
Appendix 3.24: Archaeological and Listed Buildings



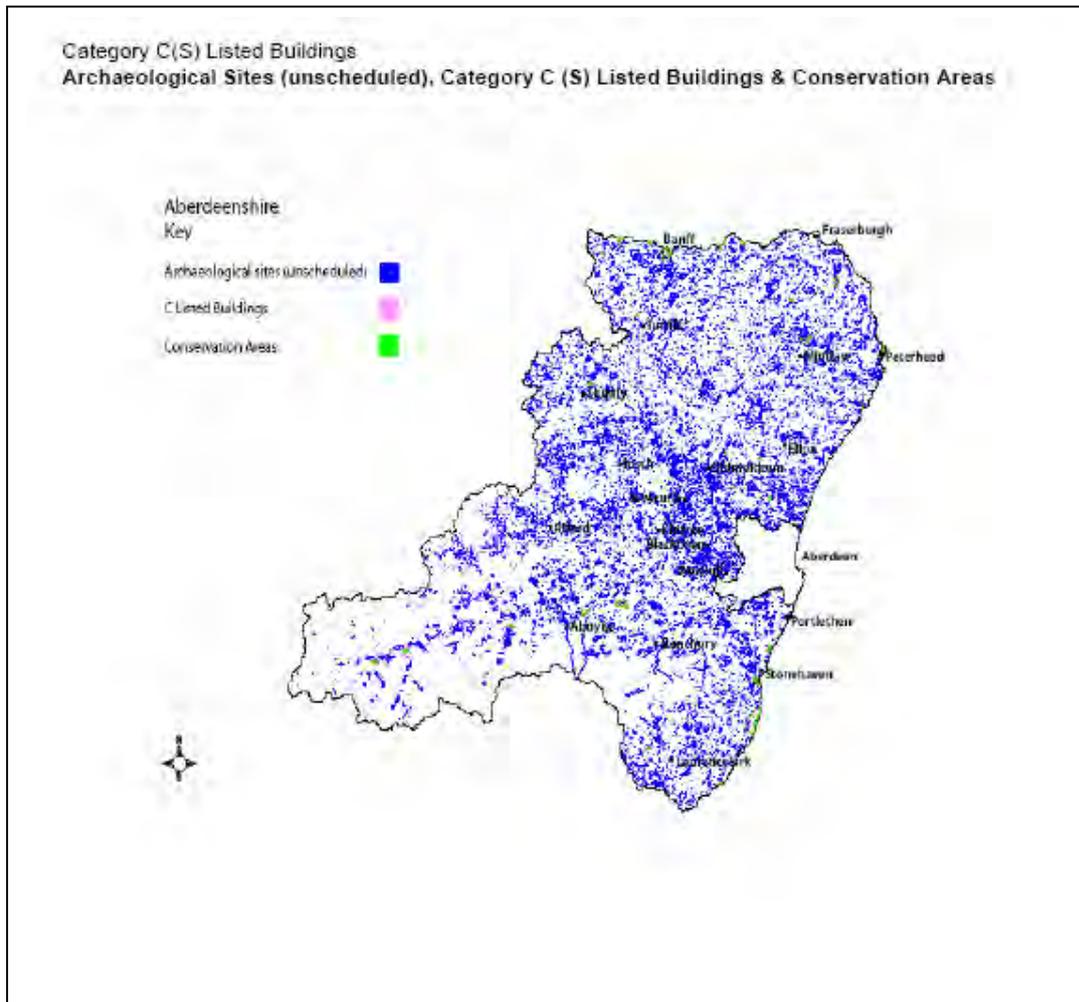
Appendix 3.25: Local natural heritage designations



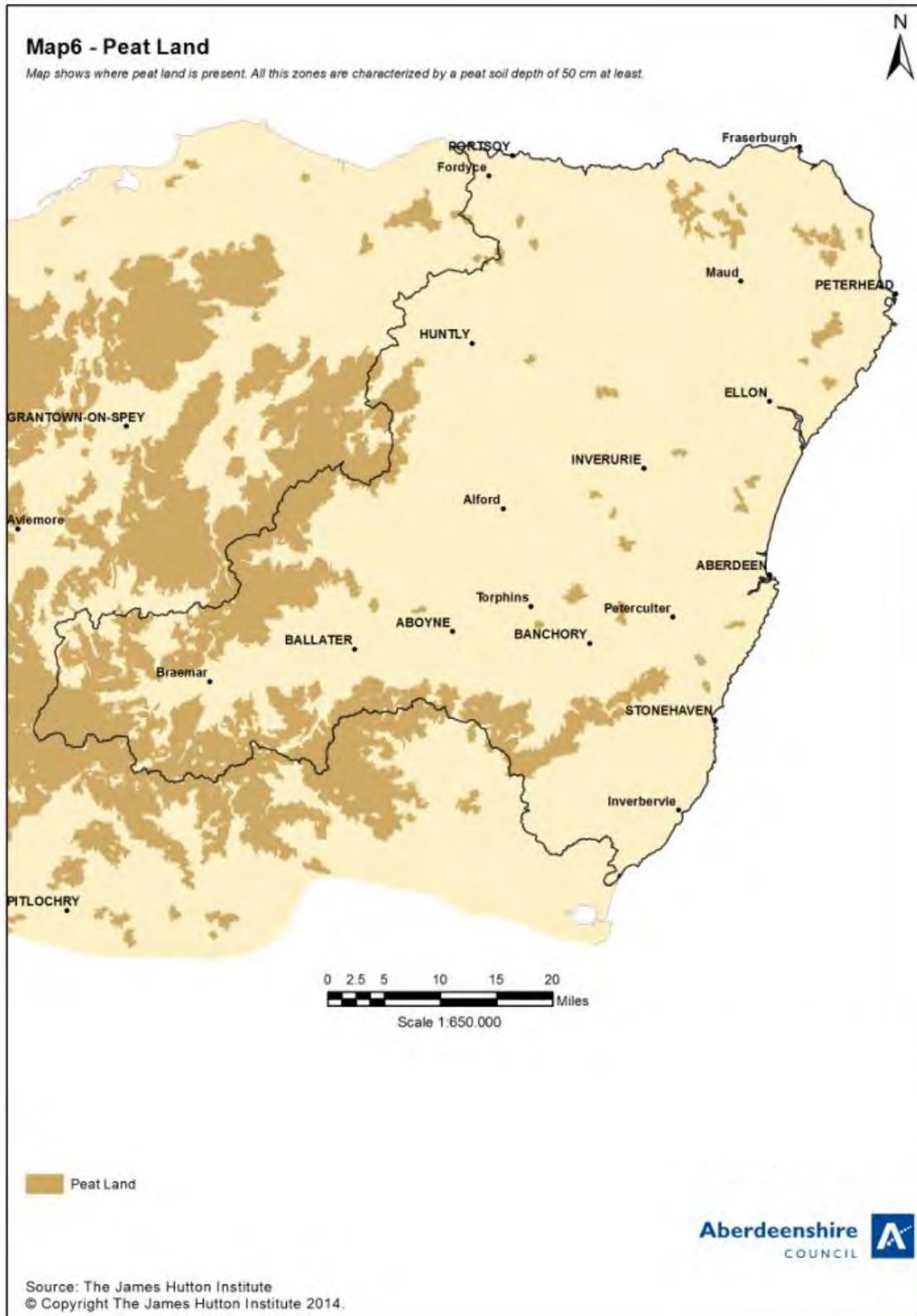
Appendix 3.26: Scheduled Monuments



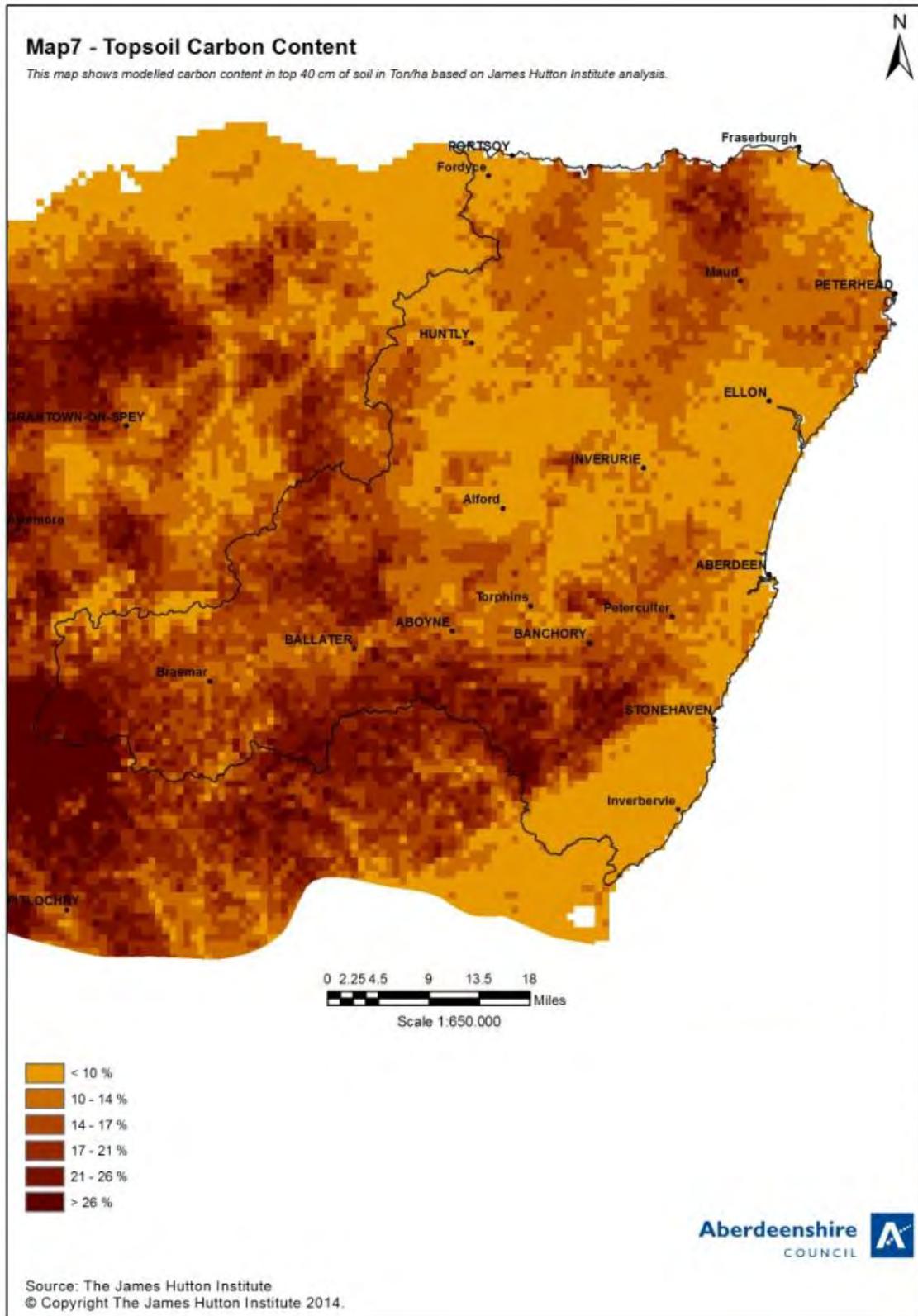
Appendix 3.27: Category C(S) Listed Buildings



Appendix 3.28: Peat Land



Appendix 3.29: Topsoil Carbon Content



Appendix 3.30: Areas of High Flood Risk



Appendix 3.31: Water Quality

